



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 12/16/2022 1033
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-123315

RECORDING REQUESTED BY:
Navi Title Agency, PLLC

AND WHEN RECORDED MAIL TO:
Kyle Miller
21,19 W Central Avenue
Coolidge, AZ 85128

ESCROW NO.: 300-01699-LS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Jorge A. Mora and Lorena Sophia Mora, husband and wife

do/does hereby convey to

~~Kyle Miller, an unmarried man~~
Kyle A Miller, a single man

the following real property situated in Pinal County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations, in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: December 5, 2022

GRANTOR(S):

Jorge A. Mora
Jorge A. Mora

Lorena Sophia Mora
Lorena Sophia Mora

STATE OF AZ

COUNTY OF pinal

On 8 Dec., 2022, before me, the undersigned Notary Public, personally appeared Jorge A. Mora and Lorena Sophia Mora, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10.13.2024

Tammy Lyn Winterton
Notary Public

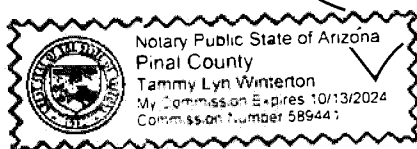


EXHIBIT "A"

LOT 179, OF HEARTLAND UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 2 AND AMENDED IN CABINET F, SLIDE 147.

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AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 209-38-1790

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

- (1) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

Jorge A. Mora and Lorena Sophia Mora

2119 W Central Avenue

Coolidge, AZ 85128

3. (a) BUYER'S NAME AND ADDRESS:

Kyle Miller

13880 Hidalgo St

Desert Hot Springs, CA 92240

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

2119 W Central Avenue

Coolidge, AZ 85128

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Kyle Miller

2119 W Central Avenue

Coolidge, AZ 85128

(b) Next tax payment due: March 1, 2023

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land b. Single Family Residence c. Condo or Townhouse d. 2-4 Plex e. Apartment Building f. Commercial or Industrial Use g. Agricultural h. Mobile or Manufactured Home i. Other Use; Specify:

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:

- a. To be used as a primary residence. b. To be rented to someone other than a "qualified family member." c. To be used as a non-primary or secondary residence. See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

COUNTY OF RECORDATION PINAL FEE NO 2022-123315 RECORD DATE 12/16/2022

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed b. Special Warranty Deed c. Joint Tenancy Deed d. Contract or Agreement e. Quit Claim Deed f. Other:

10. SALE PRICE: \$ 320000 00

11. DATE OF SALE (Numeric Digits): 11 / 2022 Month / Year

12. DOWN PAYMENT \$ 64,000 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) b. Barter or trade c. Assumption of existing loan(s) d. Seller loan (Carryback) e. New loan(s) from financial institution: (1) Conventional (2) VA (3) FHA f. Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Navi Title Agency, PLLC 365 E. Germann Rd. Ste. 270 Gilbert, AZ 85297

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: Jorge A. Mora

State of AZ County of Pinal

Subscribed and sworn to before me on this 8 day of Dec. 20 22

Notary Public: [Signature]

Notary Expiration Date: 10.13.2024

Signature of Buyer / Agent: [Signature]

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 12th day of Dec. 20 22

Notary Public: [Signature]

Notary Expiration Date: May 29, 2023

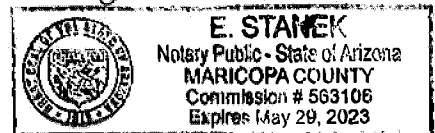
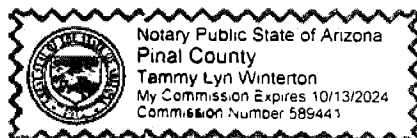


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