



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 01/27/2023 0905
FEE: \$30.00
PAGES: 1
FEE NUMBER: 2023-006109

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4712011406

WHEN RECORDED MAIL TO

Daniel Ochoa Rios
361 W. Seagoe Ave.
Coolidge, AZ 85128

2 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Carlos Mondragon, an unmarried man

Do hereby convey to Daniel Ochoa Rios, a married man, as his sole and separate property

the following real property situated in Pinal County, Arizona:

Lot 5, Block 1, of Seagoe's Fourth Addition to Coolidge, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 4 of Maps, Page 30.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

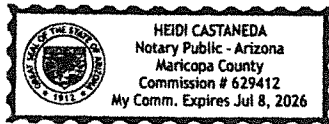
Dated: January 20, 2023

Carlos Mondragon

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 24th day of January, 2023 by Carlos Mondragon.

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 205 - 15 - 087 -
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

CARLOS MONDRAGON
2523 W Greenway Rd.
Tempe AZ 85282

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

DANIEL OCHOA RIOS
347 W Mammoth Cave Dr.
San Tan Valley AZ 85143

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

361 W. Seagoe Ave., Coolidge, Arizona 85128

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

DANIEL OCHOA RIOS
361 W. Seagoe Ave.
Coolidge AZ 85128

(b) Next tax payment due 10/1/23

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
 Affixed Not Affixed
- 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.

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 _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25th day of Jan, 2023

Notary Public _____

Notary Expiration Date 3/18/24

DOR FORM 82162 (2/2019)

Exp 3-18-24



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2023-006109
 RECORD DATE 01/27/2023

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: \$93,000. 00

11. DATE OF SALE (Numeric Digits): 01 / 23
Month / Year

12. DOWN PAYMENT \$1,000. 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):

BUYER AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy, if necessary):

EXHIBIT "A" ATTACHED HERETO

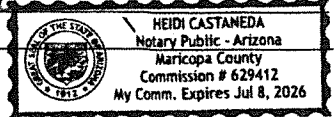
Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 24th day of Jan, 2023

Notary Public _____

Notary Expiration Date 7/8/26



ORDER NO. : 4712011406

EXHIBIT A

Lot 5, Block 1, of Seagoe's Fourth Addition to Coolidge, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 4 of Maps, Page 30.