

OFFICIAL RECORDS OF PINAL COUNTY RECORDER Dana Lewis

Electronically Recorded

DATE/TIME:

02/28/2023 1334

FEE:

\$30.00

PAGES:

5

Space above this line for Recorder's Use

FEE NUMBER: 2023-014108

National Title Agency Inc.

RECORDING REQUESTED BY:

Grand Canyon Title Agency, a division of Fidelity

WHEN RECORDED MAIL TO: Paul J. Muro and Vivienne M. Muro

99,E. Iloca Lane

San∙Tan Valléy, AZ∕85140

Escrow-No:: GC62000227

APN: 109-55-25109

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

Gina Detmers and Michael Detmers, wife and husband

does hereby convey to

Paul J. Muro and Vivienne M. Muro, husband and wife

the following real property situated in County of Pinal, 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, covenants, conditions and restrictions as may appear of record.

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

Deed (Warranty)

AZD1053.doc / Updated: 01.30.23

Printed: 02.22.23 @ 01:26 PM by AZ-FT-FGCI-01406.040165-GC62000227

Page 1

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: February 22,,2023

Gina Detmers-

Michael Detmers

State of ARIZONA

County of PINAL

This instrument was acknowledged before me on this

Detmers and Michael Detmers, wife and husband.

eth day of February 2033, by Gina

Notary Public

My Commission Expires:

[SEAL]

DOMINIQUE RIVAS

Notary Public - State of Arizona MARICOPA COUNTY Commission # 578321 Expires February 24, 2024

Deed (Warranty) AZD1053,doc / Updated: 01.30.23

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Printed: 02.22.23 @ 01:26 PM by AZ-FT-FGCI-01406.040165-GC62000227

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 109-55-25109

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

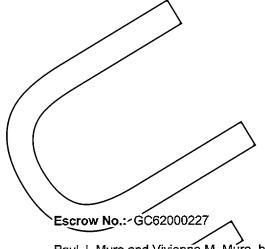
Lot 2153, Final Plat For Shea Homes At Johnson Farms, Neighborhood 6B, according to Map in Recording No. 2016-059775, records of Pinal County, Arizona.



Deed (Warranty) AZD1053.doc / Updated: 01.30.23

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ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Paul J. Muro and Vivienne M. Muro, husband and wife each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

SEE EXHIBIT."A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct Survivorship" together with the deed. IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below. Dated: February 22, 2023 DM Paul J. Muro Vivienne M. Muro State of ARIZONA 500 County of PINAL MARICO PA 2023_{by Paul} J. This instrument was acknowledged before me on this day of Muro and Vivienne M. Muro. JOHN C DUVALL Notary Public - Arizona Maricopa County Commission # 579727 Notary Public My Commission Expires 03/23/2024 [SEAL]

Acceptance of Community Property with Right of Survivorship AZD1080.doc / Updated: 09.06.22

Page 1

Printed: 02.22.23 @ 01:35 PM by -FGCI-01406,040165-GC6200022

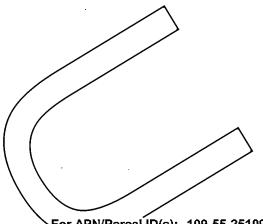


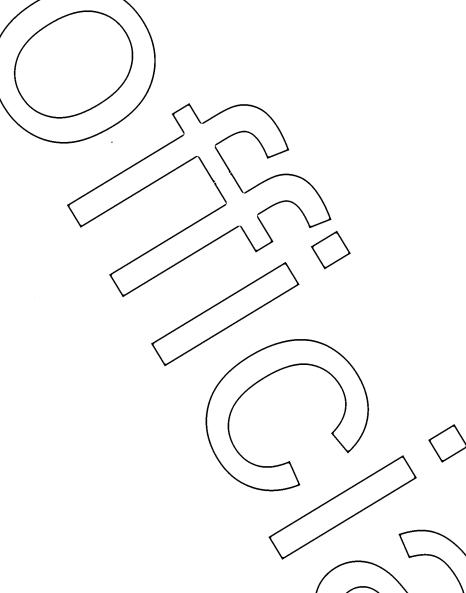
EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 109-55-25109

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Lot 2153, Final Plat For Shea Homes At Johnson Farms, Neighborhood 6B, according to Map in Recording No. 2016-059775, records of Pinal County, Arizona.



Acceptance of Community Property with Right of Survivorship AZD1080.doc / Updated: 09.06.22

Page 2

Printed: 02.22.23 @ 01:35 PM by T-FGCI-01406.040165-GC62000227

Signature of Buyer / Agent

Notary Public Notary Expiration Date

ALIZONA

Subscribed and sworn to before me this 23

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

State of

Notary Public

Notary Expiration Bate DOR FORM 82162 (02/2019)

Subscribed and sworn to before me this

HE ABOVE DESCRIBED PROPERTY. THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

20

----day of

COUNTY OF RECORDATION

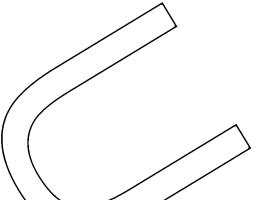
TRUE AND CORRECT STATEMENT OF THE FACTS

_day of \FUT B

JOHN C DUVALL Notary Public - Arizona Maricopa County Commission # 579727 My Commission Expires 03/23/202

3-23-202

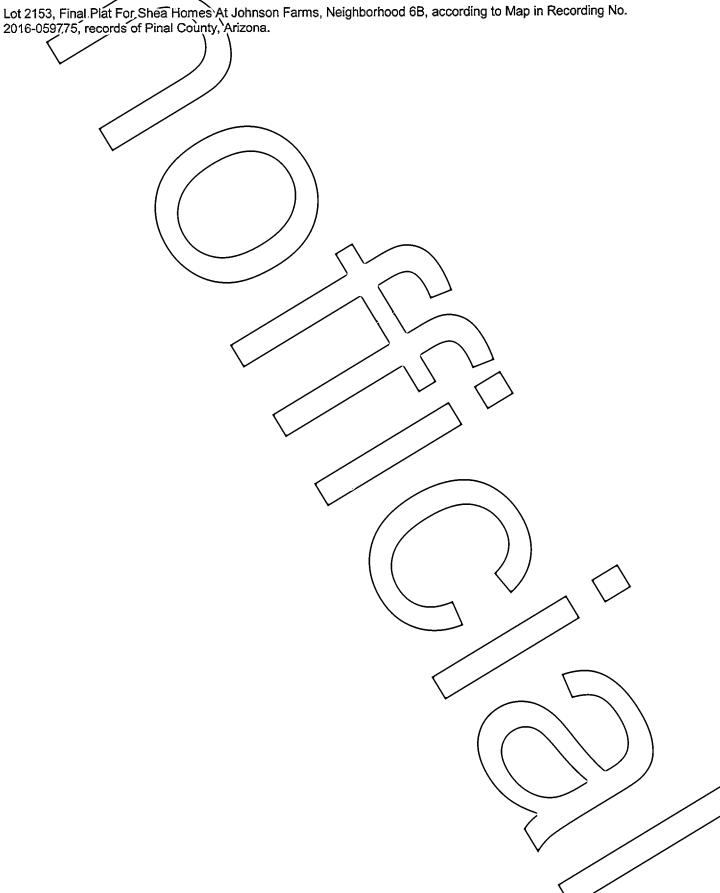
20\2



LEGAL DESCRIPTION

For APN/Parcel ID(s): 109-55-25109

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:



AFFIDAVIT OF PROPERTY VALUE	FOR RECORDER'S USE ONLY
1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	
Primary Parcel: 109-55-25109 BOOK MAP PARCEL SPLIT	
Does this sale include any parcels that are being split / divided? Check one: Yes □ No ☑	
How many parcels, <u>other</u> than the Primary Parcel, are included /in this sale?0	
Please list the additional parcels below (attach list if necessary):	
(1) (3) (4)	9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
2. SELLER'S NAME AND ADDRESS:	a. ☑ Warranty Deed d. ☐ Contract or Agreement
Gina Detmers and Michael Detmers	b.☐ Special Warranty Deed e.☐ Quit Claim Deed
99 E. Iloca Lane	c.☐ Joint Tenancy Deed f. ☐ Other:
Queen Creek, AZ 85140	10. SALE PRICE: \$ 837,500 00
3. (a) BUYER'S NAME AND ADDRESS:	11. DATE OF SALE (Numeric Digits): 01 / 2023
Paul J. Muro and Vivienne M. Muro	Month / Year
3026 E. Dunbar Drive	12. DOWN PAYMENT \$ 500,000 00
Phoenix, AZ 85042	13. METHOD OF FINANCING: a.□ Cash (100% of Sale Price) e.☑ New loan(s) from
(b) Are the Buyer and Seller related? Yes □ No ☑	financial Institution: b.□ Barter or trade (1) ☑ Conventional
If Yes, state relationship: 4. ADDRESS OF PROPERTY:	(1) El Conventional (2) DVA
99 E lloca Ln (/ / / /	c.□ Assumption of existing loan(s) (3) □FHA f.□ Other financing; Specify;
San Tan Valley, AZ 85140	d. 🖸 Seller Loan (Carryback)
	\rightarrow
	14. PERSONAL PROPERTY (see reverse side for definition):
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes □ No ☑
Paul J. Muro and Vivienne M. Muro	(b) If Yes, provide the dollar amount of the Personal Property:
99 E. Iloca Lane	\$ 00 AND
San Tan Valley, AZ 85140	briefly describe the Personal Property:
(b) Next tax payment due October 1, 2023	15. PARTIAL INTEREST: If only a partial ownership interest is being sold,
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box a. ☐ Vacant Land f. ☐ Commercial or Industrial Use	briefly describe the partial interest: <u>N/A</u> 16. SOLAR / ENERGY EFFICIENT COMPONENTS:
b. ☑ Single Family Residence g. ☐ Agricultural	(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home ☐ Affixed ☐ Not Affixed	or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes □ No ☑\
d.☐ 2-4 Plex i.☐ Other Use, Specify:	If Yes, briefly describe the solar / energy efficient components:
e. Apartment Building	
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.	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
b. To be rented to someone other than a "qualified family member".	Buyer and Selfer Herein
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.	18. LEGAL DESCRIPTION (attach copy if necessary): SEE ATTACHED LEGAL DESCRIPTION
PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.	GOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS
Signature of Seller / Agent	Signature of Buyer / Agent
State of AV ZONG County of MAY COOK	State of County of
Subscribed and sworn to before me this (1) day of Ph 20 33 Notary Public 2024	Subscribed and sworn to before me this day of 20 Notary Public
Notary Expiration Date DOMINIQUE RIVAS	Notary Public Notary Expiration Date
DOR FORM 82162 (02/20 Minutes) Notary Public - State of Artzona MARICOPA COUNTY Commission # 578321 Expires February 24, 2024	

LEGAL DESCRIPTION

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