



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/21/2023 0842

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-019789

RECORDING REQUESTED BY:
Empire Title Agency

WHEN RECORDED MAIL TO:
Isabel Bautista and Alberto Jesus Bautista
41840 W Sussex Drive
Maricopa, AZ 85138

FILE NO.: 1949853

192

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

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

Ryan Rogers and Kristal D. Rogers, husband and wife

do/does hereby convey to

Isabel Bautista and Alberto Jesus Bautista, wife and husband

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

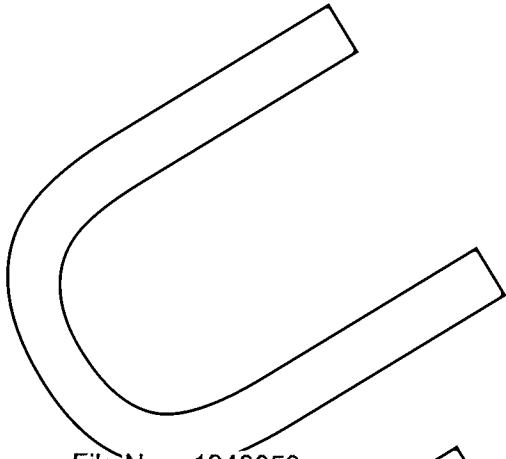
Lot 134, FINAL PLAT OF SYCAMORE PARCEL 11 AT GLENNWILDE, according to Cabinet E, Slide 189, records of Pinal County, Arizona.

APN : 512-41-6190

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.

Date: February 24, 2023



File No.: -1949853

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

That certain Deed dated February 24, 2023, wherein Ryan Rogers and Kristal D. Rogers, husband and wife, as Grantors, convey to Isabel Bautista and Alberto Jesus Bautista, wife and husband, not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 134, FINAL PLAT OF SYCAMORE PARCEL 11 AT GLENNWILDE, according to Cabinet E, Slide 189, records of Pinal County, Arizona.

APN : 512-41-6190

Is hereby accepted and approved by the undersigned Grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as tenants in common.

Date: February 24, 2023


Isabel Bautista


Alberto Jesus Bautista

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**


State of Arizona

)
) ss
)

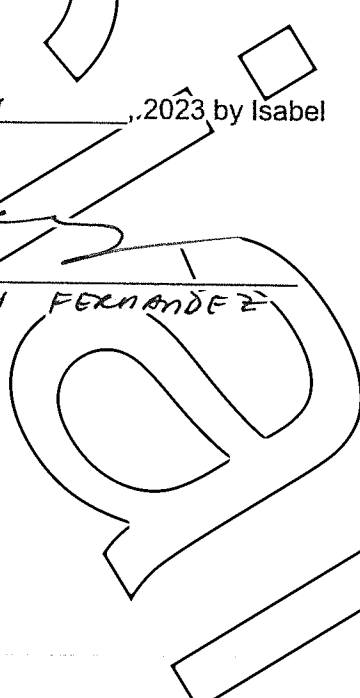
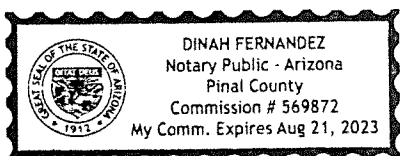
County of Pinal

This instrument was acknowledged before me this 10th day of MARCH, 2023 by Isabel Bautista and Alberto Jesus Bautista.

(Seal)


Notary Public DINAH FERNANDEZ

My commission expires: AUG. 21, 2023



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-41-6190 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided? Check one: Yes [] No [x]

How many parcels, other than the Primary Parcel, are included in this sale? N/A

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

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

2. SELLER'S NAME AND ADDRESS:

Ryan Rogers and Kristal D. Rogers 302 S. 740 E. Unit A104 American Fork, UT 84003

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

Isabel Bautista and Alberto Jesus Bautista 41888 W Michaels Dr Maricopa, AZ 85138

(b) Are the Buyer and Seller related? Yes [] No [x] If Yes, state relationship:

4. ADDRESS OF PROPERTY:

41840 W Sussex Drive Maricopa, AZ 85138

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

Isabel Bautista and Alberto Jesus Bautista 41840 W Sussex Drive Maricopa, AZ 85138

(b) Next tax payment due 10/01/2023

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

- a. [] Vacant Land b. [x] 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. [x] 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.

FOR RECORDER'S USE ONLY

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

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

10. SALE PRICE: \$ 420,000.00

11. DATE OF SALE (Numeric Digits): 03/2023 Month / Year 76

12. DOWN PAYMENT \$ 68,073.00

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. [x] New loan(s) from financial institution: (1) [x] 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 [x] (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 [x] If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary): See attached Exhibit "A"

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 Kristal D Rogers

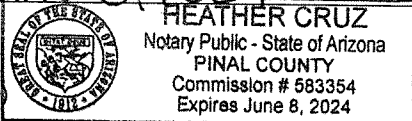
State of Arizona County of Pinal

Subscribed and sworn to before me

on this 17 day March of 2023

Notary Public Heather Cruz

Notary Expiration Date June 8, 2024



Signature of Buyer / Agent

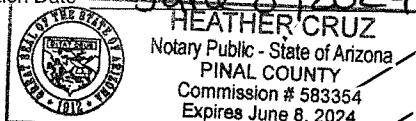
State of Arizona County of Pinal

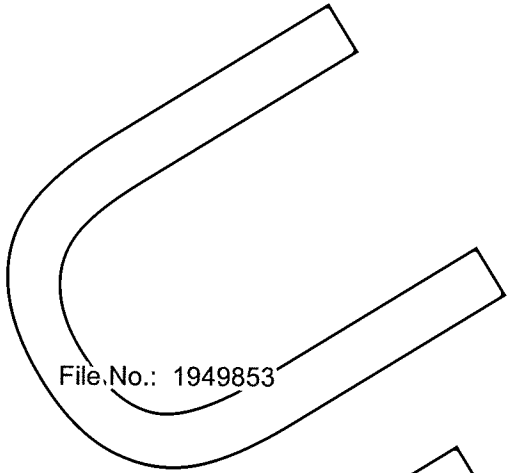
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Notary Public Heather Cruz

Notary Expiration Date June 8, 2024





File.No.: 1949853

EXHIBIT "A"
Legal Description

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