



DATE/TIME: 03/31/2023 1114
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2023-023196

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

WHEN RECORDED MAIL TO:
Domonique Garcia and Jessie Diaz
2873 West Fain Drive
San Tan Valley, AZ 85142-4231

Escrow No.: FM21230235-JE
APN: 509-98-626

Space above this line for Recorder's Use

WARRANTY DEED

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

Taylor Renee Wolfert and Mitchell Ryan Wolfert, wife and husband who acquired title as Taylor Renee Webster, an unmarried woman and Mitchell Ryan Wolfert, an unmarried man, as joint tenants with right of survivorship

does hereby convey to

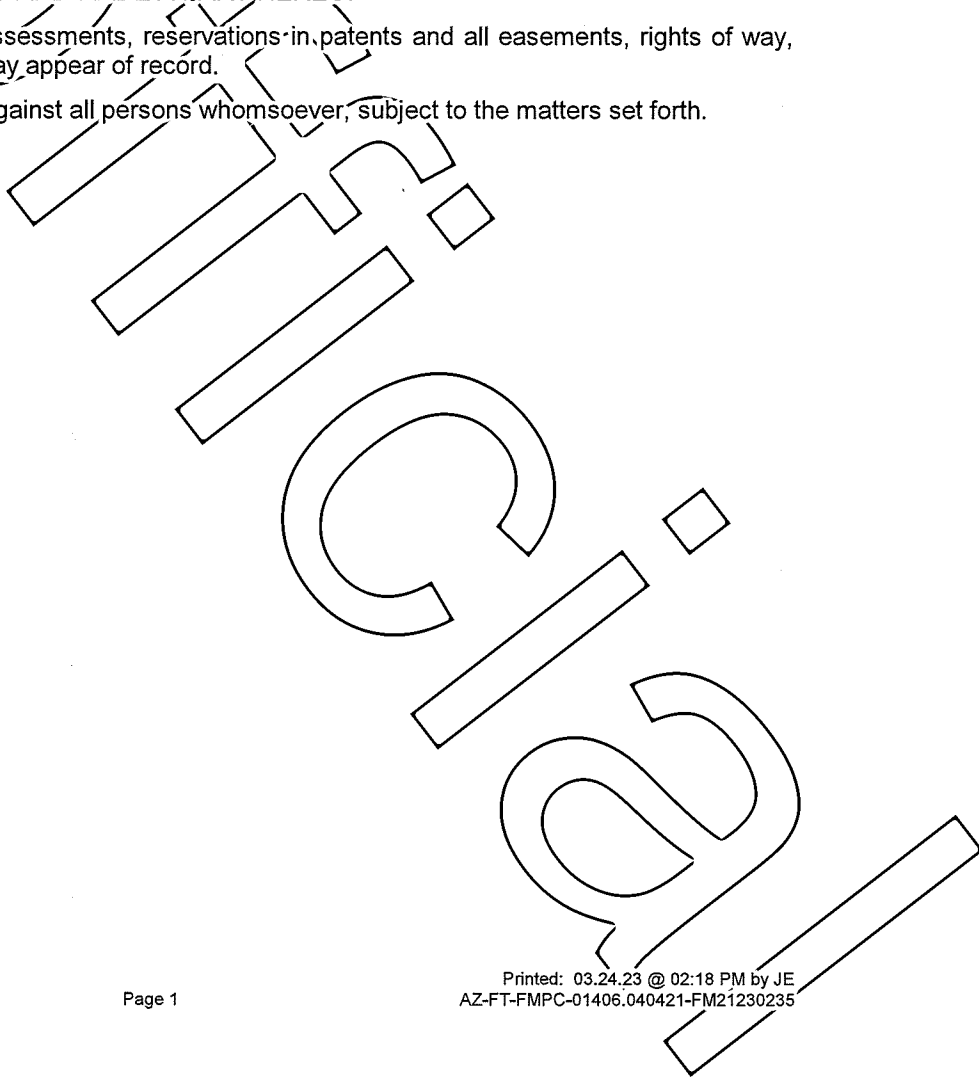
Domonique Garcia, a single woman and Jessie Diaz, a single man

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.

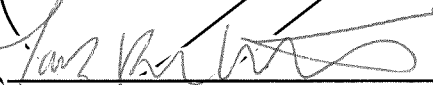
The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.



WARRANTY DEED
(continued)

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

Dated: March 24, 2023



Taylor Renee Wolfert



Mitchell Ryan Wolfert

State of ARIZONA

County of PINAL

This instrument was acknowledged before me on this 28 day of March, 2023, by
Mitchell Ryan Wolfert & Taylor Renee Wolfert.

Notary Public
My Commission Expires: 8-20-24

[SEAL]



MARK S. ESPINOSA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 584770
Expires August 20, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 509-98-626

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

Lot 182, of Fulton Homes Promenade Parcels 2, 3 and 5B, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Recording No.: 2019-024484, of Official Records.

NOFFICE

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

Escrow No.: FM21230235-JE

Domonique Garcia, a single woman and Jessie Diaz, a single man each state that:

We are the Grantees, Mortgagees, or Beneficiaries named in the certain Warranty Deed.

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

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

By the execution and delivery of this "Acceptance of Joint Tenancy" they direct and authorize Escrow Agent to attach this "Acceptance of Joint Tenancy" to the deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with the deed.

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



Domonique Garcia



Jessie Diaz

State of Arizona
County of Maricopa

This instrument was acknowledged before me, on this 31 day of March, 2023, by Domonique Garcia + Jessie Diaz

Notary Public
My Commission Expires: 8.10.2027

[SEAL]



MARK S. ESPINOSA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 584770
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WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-98-626

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:

Taylor Renee Wolfert and Mitchell Ryan Wolfert

2873 West Fain Drive

San Tan Valley, AZ 85142-4231

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

Domonique Garcia and Jessie Diaz

1760 East Dubois Avenue

Gilbert, AZ 85298

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

2873 West Fain Drive

San Tan Valley, AZ 85142-4231

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

Domonique Garcia

2873 West Fain Drive

San Tan Valley, AZ 85142-4231

(b) Next tax payment due 10/2023

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

- a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
d. 2-4 Plex i. Other Use, Specify:
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.
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 _____, County of _____

Subscribed and sworn to before me this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2023-023196
03/31/2023

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

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

10. SALE PRICE: \$ 479,000 00

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

12. DOWN PAYMENT \$ 47,900 00

13. METHOD OF FINANCING:

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

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 Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 31 day of March 2023

Notary Public _____

Notary Expiration Date 8-20-2024



MARK S. ESPINOSA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 584770
Expires August 20, 2024

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HomeLife

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Signature of Seller / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 28 day of March 20 23
Notary Public _____
Notary Expiration Date 8-20-2024

DOR FORM 82162 (02/2019)



MARK S. ESPINOSA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 584770
Expires August 20, 2024

FOR RECORDER'S USE ONLY

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Signature of Buyer / Agent _____
State of _____, County of _____
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Notary Public _____
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