

RECORDING REQUESTED BY:
Partners Title Agency, LLC



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/03/2023 1309
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2023-023758

AND WHEN RECORDED MAIL TO
Christopher Marnell Mohr and Anel Denisse Encinas
Noriega
19019 North Cook Drive
Maricopa, AZ 85138

ESCROW NO.: 846-4650-DS

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
David A. Murphy and Patricia K. Murphy, husband and wife

do/does hereby convey to
Christopher Marnell Mohr and Anel Denisse Encinas Noriega, husband and wife

the following real property situated in Pinal County, 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.

SIGNATURE PAGE FOLLOWS

Dated this 29th day of March, 2023.

David A. Murphy by Patricia Murphy, his Attorney-in-Fact

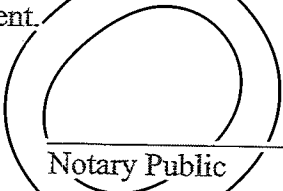
David A. Murphy by Patricia Murphy, his Attorney-In-Fact

Patricia K. Murphy
Patricia K. Murphy

STATE OF ARIZONA
COUNTY OF MARICOPA

On this _____ day of _____, 2023, before me personally appeared Patricia Murphy and Patricia K. Murphy, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]



Notary Public

PLEASE SEE ATTACHED ACKNOWLEDGEMENT

FORGERS

NOTARIAL ACKNOWLEDGEMENT

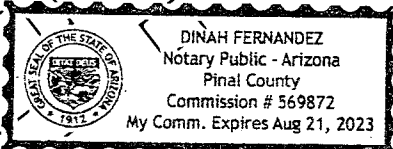
STATE OF ARIZONA

COUNTY OF PINAL

On APRIL 1, 2023 before me, DINAH FERNANDEZ Notary Public, personally appeared PATRICIA K. MURPHY AND DAVID A. MURPHY BY PATRICIA MURPHY, HIS ATTORNEY-IN-FACT who 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, and that by his/her/their signature, on the instrument, the person or entity upon behalf of which the person acted, executed the instrument.

I certify UNDER THE PENALTY OF PERJURY under the laws of the State of ARIZONA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



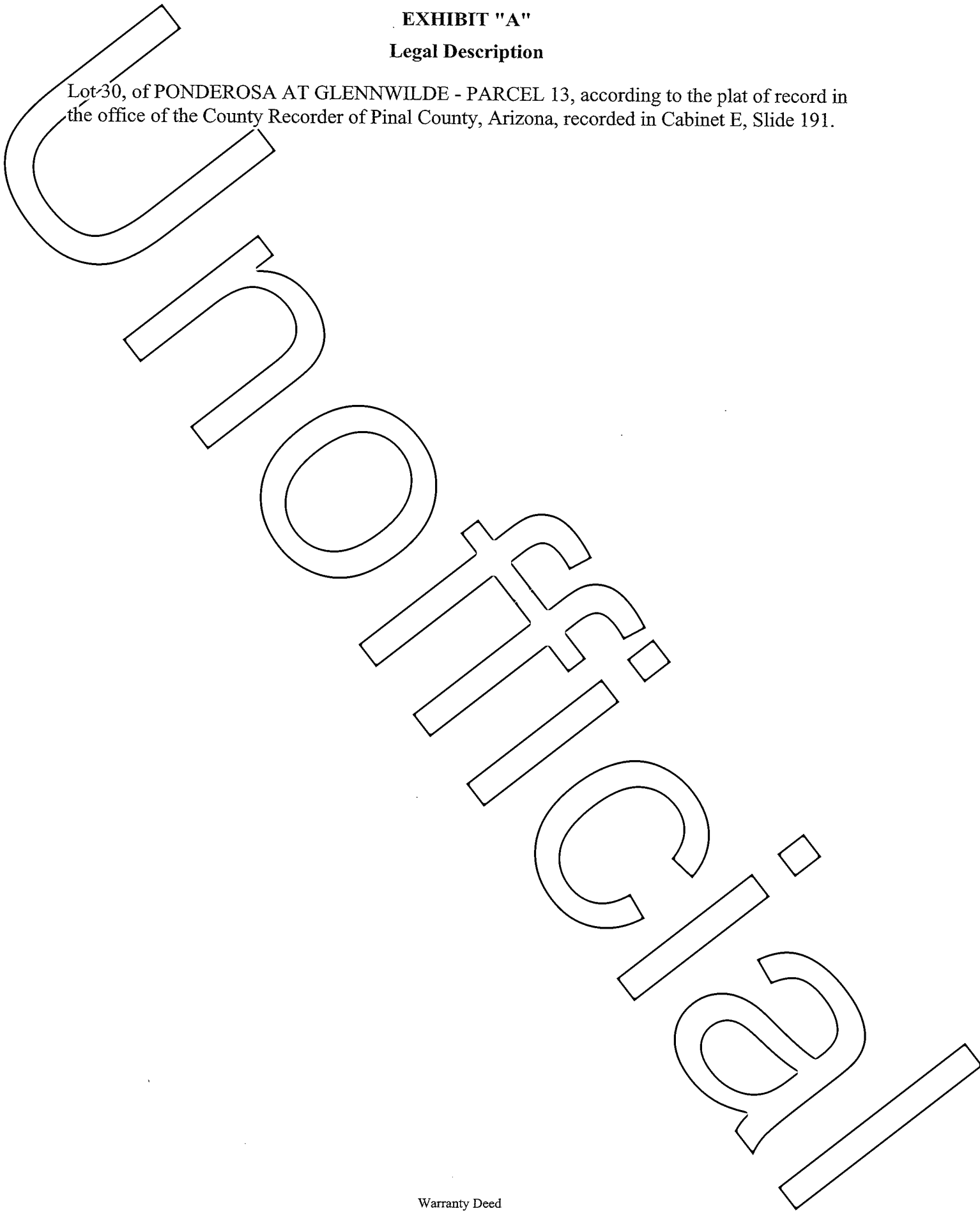
Signature [Handwritten Signature]
DINAH FERNANDEZ, NOTARY PUBLIC

DESCRIPTION OF DOCUMENT IN THIS NOTARIAL CERTIFICATE IS BEING ATTACHED TO:	
Type/Title	<u>WARRANTY DEED</u>
Date of Document	<u>4-1-2023</u>
Number of Pages	<u>3 OF 3</u>
Addtl Signers (other than those named in the Notarial certificate)	<u>NONE</u>

EXHIBIT "A"

Legal Description

Lot 30, of PONDEROSA AT GLENNWILDE - PARCEL 13, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 191.



ESCROW NO.: 846-4650-DS

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Christopher Marnell Mohr and Anel Denisse Encinas Noriega, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated, March 29, 2023, and executed by David A. Murphy and Patricia K. Murphy, as Grantors, to Christopher Marnell Mohr and Anel Denisse Encinas Noriega, as Grantees, and which conveys certain premises described as:

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

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: March 29, 2023

Christopher Marnell Mohr
Christopher Marnell Mohr

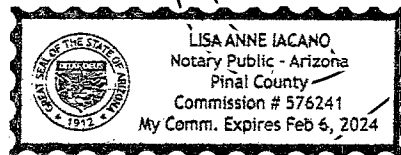
Anel Denisse Encinas Noriega
Anel Denisse Encinas Noriega

State of Arizona
County of Pinal

On 4-1-2023, before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Christopher Marnell Mohr and Anel Denisse Encinas Noriega 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 by 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.

Lisa Anne Iacano



FOR NOTARY SEAL OR STAMP

EXHIBIT "A"

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Lot 30, of PONDEROSA AT GLENNWILDE - PARCEL 13, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 191.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-42-0300
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:

David A. Murphy and Patricia K. Murphy
18144 North Piccolo Drive
Maricopa, AZ 85138

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

Christopher Marnell Mohr and Anei Denisse Encinas Noriega
1565 North Wildflower Drive. #912
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

19019 North Cook Drive
Maricopa, AZ 85138

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

Christopher Marnell Mohr and Anei Denisse Encinas Noriega
19019 North Cook Drive
Maricopa, AZ 85138

(b) Next tax payment due OCTOBER 20 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-023758
RECORD DATE 04/03/2023

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: \$ 385,000.00

11. DATE OF SALE (Numeric Digits): 3 / 23
Month / Year

12. DOWN PAYMENT \$ 40,000.00

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: n/a

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: none

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
19019 North Cook Drive, Maricopa, AZ 85138
Phone: / /

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

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 3rd day of April 2023

Notary Public

Notary Expiration Date 7-14-23

Signature of Buyer / Agent

State of AZ County of Pinal

Subscribed and sworn to before me on this 1st day of April 2023

Notary Public

Notary Expiration Date 2-6-2024

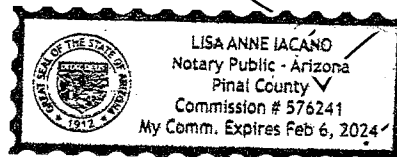
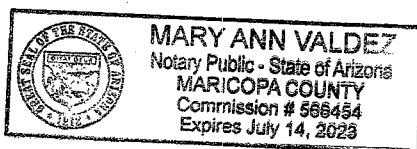


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PONDEROSA AT GLENNWILDE