

ACCEPTANCE OF JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
(Deed)

Allison Stagnitti, A Single Woman and Joseph Sulenski, A Single Man, as joint tenants with right of survivorship, 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 April 23 and executed by Maximiliano Meda, A Single Man, as Grantors, to Allison Stagnitti, A Single Woman and Joseph Sulenski, A Single Man, as joint tenants with right of survivorship, as Grantees, and which conveys certain premises described as:

Lot 213, VALLEY OF THE SUN ESTATES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 49.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Community Property with Right of Survivorship, but as Joint Tenants with 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 Joint Tenants with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Joint Tenants with Right of Survivorship.

DATED: April 23, 2023

Allison Stagnitti
Allison Stagnitti

Joseph Sulenski
Joseph Sulenski

State of New York }
 } ss.
County of Oneida }

The foregoing instrument was acknowledged before me this 25th day of April, 2023, by Allison Stagnitti and Joseph Sulenski.

Katherine R. Ramirez
NOTARY PUBLIC
My commission expires: 07/08/2023

KATHERINE Z. RAMIREZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6394631
Qualified in Bronx County
Commission Expires July 08, 2023

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-03-213
 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? 2

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

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

2. SELLER'S NAME AND ADDRESS:

Maximiliano Meda
3844 E. Triple Crown Dr.
San Tan Valley, AZ 85140

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

Allison Stagnitti and Joseph Sulenski
489 Deborah Dr.
Utica, NY 13502

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

4. ADDRESS OF PROPERTY:

5542 E. Vista Grande
San Tan Valley, AZ 85140

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

Allison Stagnitti and Joseph Sulenski
5542 E. Vista Grande
San Tan Valley, AZ 85140

(b) Next tax payment due October 2023

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 definitions 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 2023-030232
 RECORD DATE 04/26/2023

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: \$ 445,000.00

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

12. DOWN PAYMENT \$ 27,000.00

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):

Pioneer Title Agency, Inc.
225 E Germann Road, Ste 270, Gilbert, AZ 85297
 Phone: (480) 857-2100

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.

Max Meda
 Signature of Seller / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 23rd day of April 20 23
 Notary Public [Signature]
 Notary Expiration Date 1-24-26

Kim Blalock
 Signature of Buyer / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 23rd day of April 20 23
 Notary Public [Signature]
 Notary Expiration Date 1-24-26

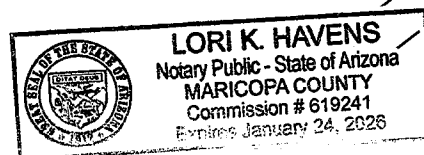


EXHIBIT "A"
Legal Description

Lot 213, VALLEY OF THE SUN ESTATES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 49.

HomeLife