



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

RECORDING REQUESTED BY  
AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

SHEALYNN CLAY AND GREGORY CLAY  
2449 WEST OHIO STREET  
APACHE JUNCTION, AZ 85120

DATE/TIME: 05/05/2023 1244  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2023-033079

Escrow #: 238692-050 *1/1*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,

**ACT Rentals, LLC, an Arizona limited liability company,**

do/does hereby convey to

**Shealynn Clay, an unmarried woman, and Gregory Clay, an unmarried man,**

the following real property situated in Pinal County, Arizona:

Lot 2, Block 5, of Pueblo Del Sol, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 4.

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.

**GRANTOR** does warrant the title against all persons whomsoever, subject to the matters set forth above.

21st day of April, 2023

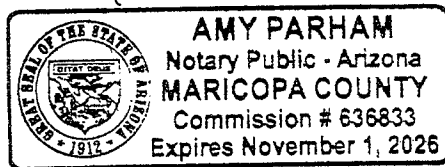
**GRANTOR(S):**

ACT Rentals, LLC, an Arizona limited liability company

By: *Peter Kalamaras*  
Peter Kalamaras, Manager

State of Arizona

County of Maricopa



On this 1 day of <sup>May</sup>~~April~~, 2023, before me personally appeared Peter Kalamaras, Manager of ACT Rentals, LLC, an Arizona limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be and acknowledged that he signed the above document.

*Amy Parham*  
Notary Public

My commission expires on 11-1-2026

(Affix notary seal here)

# ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Escrow #: 238692-050

THAT certain deed dated April 21, 2023, Wherein

ACT Rentals, LLC, an Arizona limited liability company, Grantor(s),  
convey to

Shealynn Clay, an unmarried woman, and Gregory Clay, an unmarried man, Grantee(s),

THAT each for himself or herself and jointly, but not for the other, affirm that the undersigned have offered to purchase the real property situated in Pinal County, Arizona, described as follows:

Lot 2, Block 5, of Pueblo Del Sol, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 4.

THAT each of the undersigned individually and jointly as such Grantee hereby declare that is it their intention to accept such conveyance as joint tenants with right of survivorship, not as tenants in common, not as a community property estate and not as community property with right of survivorship.

THAT by the execution and delivery of this Acceptance of Joint Tenancy with Right of Survivorship, the undersigned intend to evidence their acceptance of said deed as joint tenancy with right of survivorship, and hereby direct and authorize this attachment to be attached to said deed, and to be recorded in the public record.

Dated: April 21, 2023

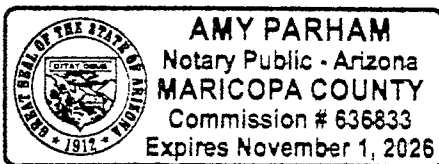
GRANTEE(S):

Shealynn Clay  
Shealynn Clay

Gregory Clay  
Gregory Clay

State of Arizona

County of Maricopa



(Affix notary seal here)

On this 2 day of May, 2023, before me personally appeared Shealynn Clay and Gregory Clay, whose identity was proven to me on the basis of satisfactory evidence to be the persons whom they claim to be and acknowledged that they signed the above document.

Amy Parham  
Notary Public

My commission expires on 11-1-26

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-05-046  
BOOK MAP PARCEL SPLT

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? \_\_\_\_\_  
Please list the additional parcels below (attach list if necessary):  
(1) (2) (3) (4) [ ]

2. SELLER'S NAME AND ADDRESS:

ACT Rentals, LLC, an Arizona limited liability company  
2158 N Apache Dr  
Apache Junction, AZ 85120

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

Shealynn Clay and Gregory Clay  
2442 East Alpine Ave  
Mesa, AZ 85204

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

4. ADDRESS OF PROPERTY:

2449 West Ohio Street  
Apache Junction, AZ 85120

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

Shealynn Clay and Gregory Clay  
2449 West Ohio Street  
Apache Junction, AZ 85120

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

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 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 [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 1 day of May, 2023.  
Notary Public [Signature]  
Notary Expiration Date 11-1-24



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2023-033079  
RECORD DATE 05/05/2023

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: \$160,000.00

11. DATE OF SALE (Numeric Digits): 4/2023  
Month / Year

12. DOWN PAYMENT: \$160,000.00

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):

Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 2 day of May, 2023  
Notary Public [Signature]  
Notary Expiration Date 11-1-24

