



DATE/TIME: 05/18/2023 0908
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2023-036356

Recording Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. AZ23350276R

Send Tax Notices to:
MIGUEL ANGEL MONTALVO
1900 SOUTH PAPAGO DRIVE
APACHE JUNCTION, AZ 85120

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

Exempt pursuant to A.R.S. Sec. 11-1134(A)(7)

THIS QUITCLAIM DEED executed this 13th day of MAY, 2023, by first party **MIGUEL ANGEL MONTALVO, A MARRIED MAN WHO TOOK TITLE AS AN UNMARRIED MAN, AND SIFREDO RESINOS SARMIENTO, AN UNMARRIED MAN, 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,** to second party, **MIGUEL ANGEL MONTALVO, A MARRIED MAN, AS HIS SEPARATE PROPERTY.**

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of APACHE JUNCTION, County of PINAL, State of Arizona to wit:

LOT 103, BLOCK 2, OF SUPERSTITION ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 36.

APN: 102091030

Property Address: 1900 SOUTH PAPAGO DRIVE, APACHE JUNCTION, AZ 85120

This instrument was prepared without the benefit of a title examination.

IN WITNESS WHEREOF, the said first party has signed, sealed, and delivered these presents the day and year first above written.

Miguel A. Montalvo
MIGUEL ANGEL MONTALVO

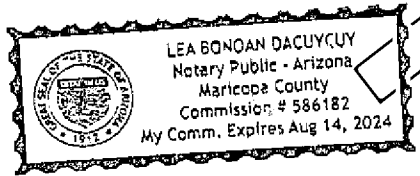
Sifredo Resinos Sarmiento
SIFREDO RESINOS SARMIENTO

STATE OF ARIZONA }
COUNTY OF PINAL } SS.

I, LEA BONOAN DACUYCUY Notary Public in foresaid state hereby certify that **MIGUEL ANGEL MONTALVO AND SIFREDO RESINOS SARMIENTO**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 18th day of MAY, 2023.

(seal)



LEA BONOAN DACUYCUY
Notary Public
My Commission Expires: August 14, 2024

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S) 102091030

Primary Parcel: 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:
Miguel Angel Montalvo &
Sifredo Resinos Sarmiento
1900 South Papago Drive, Apache Junction, AZ 85120

3. (a) BUYER'S NAME AND ADDRESS:
Miguel Angel Montalvo
1900 South Papago Drive
Apache Junction, AZ 85120
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
1900 South Papago Drive
Apache Junction, AZ 85120

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Miguel Angel Montalvo
1900 South Papago Drive
Apache Junction, AZ 85120
(b) Next tax payment due _____

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
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.

Hilary Reithmaier
Signature of Seller / Agent

State of Pennsylvania, County of Montgomery

Subscribed and sworn to before me on this 18 day of May 2023

Notary Public Samantha Herrmann

Notary Expiration Date 4/6/2026

DOR FORM 82162 (02/2019)
Commonwealth of Pennsylvania - Notary Seal
SAMANTHA HERRMANN - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419542

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-036356
RECORD DATE 05/18/2023

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: \$ 0 00

11. DATE OF SALE (Numeric Digits): 5/23
Month / Year

12. DOWN PAYMENT \$ 00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial Institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (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: _____

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):

18. LEGAL DESCRIPTION (attach copy, if necessary):

Samantha Herrmann
Signature of Buyer / Agent

State of Pennsylvania, County of Montgomery

Subscribed and sworn to before me on this 18 day of May 2023

Notary Public Natalie Evangelista

Notary Expiration Date 4/6/2026

Commonwealth of Pennsylvania - Notary Seal
NATALIE EVANGELISTA - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419553