



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 05/30/2023 1327
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-039293

Recorded at the Request of:
WFG National Title Insurance Company

When Recorded, Mail To:
Jose A. Collet Chico and Taira Z. Roman
24243 N Cargo Avenue
Florence, AZ 85132

Order No.: 23-126541

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration, I, or we,

Cassandra Lee Kinn, an unmarried woman

do/does hereby convey to

Jose A. Collet Chico, an unmarried man and Taira Z. Roman, and an unmarried woman

the following real property located in Pinal County, Arizona:

LOT 727, OASIS AT MAGIC RANCH PHASE V AND VI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 71.

APN: 200-75-7290

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, the Grantor warrants the title against all persons whomsoever.

Dated this 25th day of May, 2023

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

Escrow No.: 23-126541

THAT CERTAIN DEED DATED .05/30/2023 Wherein

Cassandra Lee Kinn, an unmarried woman,

as Grantors, convey to

Jose A. Collet Chico, an unmarried man and Taira Z. Roman, an unmarried woman, as joint tenants

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

LOT 727, OASIS AT MAGIC RANCH PHASE V AND VI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 71.

Is hereby accepted and approved by the undersigned grants, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated this 27 day of May, 2023.

Jose A. Collet Chico

Jose A. Collet Chico

Taira Z. Roman

Taira Z. Roman

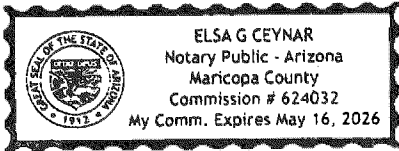
STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me this 27 day of May, 2023 by Jose A. Collet Chico and Taira Z. Roman.

Elsa G. Ceynar

Notary Public

My Commission Expires: May 16th 2026.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-75-7290
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? _____

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

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

2. SELLERS NAME & ADDRESS:

Cassandra Lee Kirin
9073 N Sayonara Trail
Florence, AZ 85132

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

Jose A. Collet Chico and Taira Z. Roman
24243 N Cargo Avenue
Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:

24243 N Cargo Avenue
Florence, AZ 85132

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

Jose A. Collet Chico and Taira Z. Roman
24243 N Cargo Avenue
Florence, AZ 85132

(b) Next tax payment due October 1, 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 Bldg.
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile Home or Manufactured Home Affixed Not Affixed
- i. Other Specify: _____

7. RESIDENTIAL BUYERS 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" or "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

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-039293
RECORD DATE 05/30/2023

10. SALE PRICE: \$297,000.00

11. DATE OF SALE (Numeric Digits): 05/2023
Month / Year

12. DOWN PAYMENT \$ 5,380 **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 interest is being sold, briefly describe the partial interest: HANAIA

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):
SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

Parks, etc.

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THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET G, SLIDE 71.

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

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 25 day of May 2023

Notary Public

Notary Expiration Date

01/04/2025

Signature of Buyer/Agent

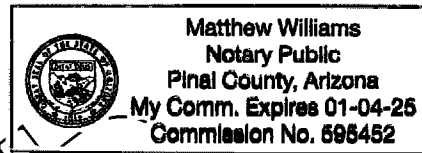
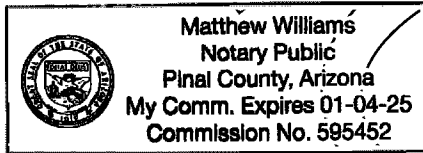
State of Arizona County of Maricopa

Subscribed and sworn to before me on this 25 day of May 2023

Notary Public

Notary Expiration Date

01/04/2025



RECORDED