



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/03/2023 1323
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-049096

RECORDING REQUESTED BY:

Navi Title Agency, PLLC

AND WHEN RECORDED MAIL TO:

Samuel Arellano and Mariséla Yvette Arellano
1668 E George Ct
Casa Grande, AZ 85122

ESCROW NO.: 300-02472-LS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Todd Heaton and Melissa Heaton, husband and wife

do/does hereby convey to

Samuel Arellano and Marisela Yvette Arellano, husband and wife

the following real property situated in Pinal County, State of 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.

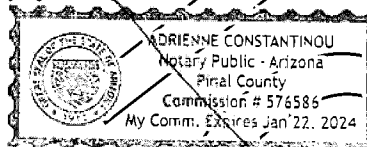
And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: June 20, 2023

GRANTOR(S):

[Signature]
Todd Heaton

[Signature]
Melissa Heaton



STATE OF Arizona

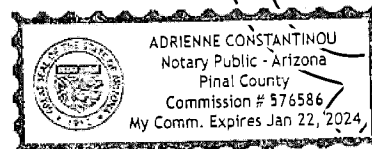
COUNTY OF Pinal

On July 1st, 2023, before me, the undersigned Notary Public, personally appeared Todd Heaton and Melissa Heaton, 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 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.

My Commission Expires: January 22, 2024

Adrienne Constantinou, Notary Public
Notary Public



**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Samuel Arellano and Marisela Yvette Arellano, 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 June 20, 2023, and executed by **Todd Heaton and Melissa Heaton, husband and wife** as Grantors, to **Samuel Arellano and Marisela Yvette Arellano, husband and wife** 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 a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property 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 such Community Property with 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: June 20, 2023

Grantee(s):

Samuel Arellano
Samuel Arellano

Marisela Yvette Arellano
Marisela Yvette Arellano

STATE OF AZ

COUNTY OF Pinel

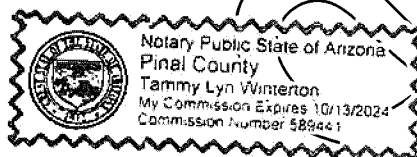
On 29 June, 2023, before me, the undersigned Notary Public, personally appeared Samuel Arellano and Marisela Yvette Arellano, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

FOR NOTARY SEAL OR STAMP

WITNESS my hand and official seal.

My Commission Expires: 10.13.2024

Tammy Lyn Winterton
Notary Public



ESCROW NO.: 300-02472-LS

EXHIBIT "A"

LOT 48, OF TAMARON PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 176 AND CERTIFICATE OF CORRECTION RECORDED IN 2010-070337, OF OFFICIAL RECORDS.

HomeLife

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-15-556

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

Todd Heaton and Melissa Heaton

1668 E George Ct

Casa Grande, AZ 85122

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

Samuel Arellano and Marisela Yvette Arellano

454 E Dragon Springs Dr

Casa Grande, AZ 85122

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1668 E George Ct

Casa Grande, AZ 85122

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

Samuel Arellano and Marisela Yvette Arellano

1668 E George Ct

Casa Grande, AZ 85122

(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 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

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-049096
RECORD DATE 07/03/2023

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: \$ 385000 00

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

12. DOWN PAYMENT \$ 6974 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):

Navi Title Agency, PLLC
365 E. Germann Rd. Ste. 270
Gilbert, AZ 85297

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

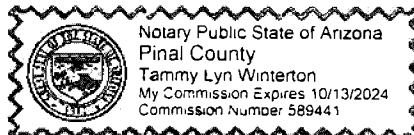
Signature of Buyer / Agent

State of AZ County of Pinal

Subscribed and sworn to before me on this 29 day of June, 2023

Notary Public

Notary Expiration Date 10.13.2024



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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454 E Dragon Springs Dr
Casa Grande, AZ 85122

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If Yes, state relationship: _____

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d. 2-4 Plex i. Other Use; Specify: _____
e. Apartment Building

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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 Melissa Heaton

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____, 20____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019) see attached Notarial Cert.

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: _____

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Month / Year

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Navi Title Agency, PLLC
365 E. Germann Rd. Ste. 270
Gilbert, AZ 85297

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent Signed in Counterpart

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____, 20____

Notary Public _____

Notary Expiration Date _____

ARIZONA NOTARY ACKNOWLEDGEMENT (JURAT)

State of Arizona
County of Pinal

Subscribed and sworn (or affirmed) before me this 1st day of July, 2023,
by Todd Heaton, Melissa Heaton (name of signer).

(Seal)

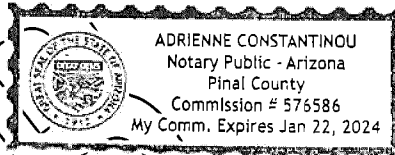
Adrienne Constantinou, Notary Public
Notary Public Signature

Notary Public
Title or Rank

576586

Serial Number, if any

My Commission Expires: January 22, 2024



Affidavit of Property Value
July 1st, 2023
File 300-0247 2-LS
(1 page)
ac

EXHIBIT "A"

LOT 48, OF TAMARON PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 176 AND CERTIFICATE OF CORRECTION RECORDED IN 2010-070337, OF OFFICIAL RECORDS.

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