



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 07/07/2023 1056

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-050031

**RECORDED ELECTRONICALLY  
BY SECURITY-TITLE AGENCY**

**RECORDING REQUESTED BY:**  
Security Title Agency, Inc

**WHEN RECORDED MAIL TO:**

Jose F Carrillo Cazares  
7192 W McCartney Rd  
Casa Grande, AZ 85194

**Escrow No.:** ST76230411

**APN:** 504-41-031

Space above this line for Recorder's Use

**WARRANTY DEED**

For the consideration of Ten And No/100 Dollars (\$10 00), and other valuable considerations,

**Carmelo Duran, a married man as his sole and separate property who acquired title as an unmarried man**  
does hereby convey to

**Jose F Carrillo Cazares, a married man as his sole and separate property**

the following real property situated in County of Pinal, 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,  
covenants, conditions and restrictions as may appear of record

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth

**WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below

Dated June 5, 2023

Carmelo Duran  
Carmelo Duran

STATE OF ARIZONA

COUNTY OF PINALE

On the 7<sup>th</sup> day of July, 2023, before me, a Notary Public in and for said State, personally appeared Carmelo Duran

Witness my hand and seal

Terry Hughes  
Notary Public  
My Commission Expires 10/13/2024

(SEAL)



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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 504-41-031

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS

Lot 9, of Caspita Grande, according to the Plat of Record in the Office of the Recorder of Pinal County, Arizona, in Book-15 of Maps, Page 49

NOFFICE

**AFFIDAVIT OF PROPERTY VALUE**

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 504-41-031  
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

Carmelo Duran  
1797 N Greenway Ln  
Casa Grande, AZ 85122

3 (a) BUYER'S NAME AND ADDRESS

Jose F Carrillo Cazares  
7192 W McCartney Rd  
Casa Grande, AZ 85194

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

If Yes, state relationship

4 ADDRESS OF PROPERTY

218 W Jahns Pl  
Casa Grande, AZ 85122-1406

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

Jose F Carrillo Cazares  
7192 W McCartney Rd  
Casa Grande, AZ 85194

(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

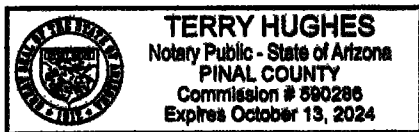
- a  To be used as a primary residence
- b  To be rented to someone other than a "qualified family member"
- c  To be used as a non-primary or secondary residence

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 Carmelo Duran  
State of AZ, County of Pinal  
Subscribed and sworn to before me this 10 day of July 20 23  
Notary Public [Signature]  
Notary Expiration Date 10/13/2024  
DOR FORM 82162 (02/2019)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2023-050031  
RECORD DATE 07/07/2023

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: \$ 35,000 00

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

12 DOWN PAYMENT \$ 35,000 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 of 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 ATTACHED LEGAL DESCRIPTION

Signature of Buyer/Agent [Signature]  
State of AZ, County of Pinal  
Subscribed and sworn to before me this 10 day of July 20 23  
Notary Public [Signature]  
Notary Expiration Date 10/13/2024



**LEGAL DESCRIPTION**

**For APN/Parcel ID(s): 504-41-031**

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BOOK 15 OF MAPS