



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/10/2023 1040
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-050382

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:
Silvia P. Marin-Ledezma
640 W. Lucky Penny Place
Casa Grande, AZ

WARRANTY DEED

Affidavit Exempt Pursuant to A.R.S. 11-1134 B3

THE GRANTOR(S),

Silvia P. Miranda Marin who acquired title as Silvia P. Marin-Ledezma, an unmarried woman,

For and in consideration of: TEN AND NO/100 DOLLARS and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Silvia P. Miranda Marin and Raul Victor Miranda Diaz, wife and husband as community property with right of survivorship.

the following real property, situated in the County of **Pinal**, State of **Arizona**:

Legal Description:

LOT 15, OF COPPER VISTA PHASE I, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET D SLIDE 67;

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

Warranty Deed – Continued

Tax Parcel Number: 509-31-039

Grantor Signature:

DATED: 7/7/2023

Silvia P. Miranda Marin f/k/a Silvia P. Marin-Ledezma

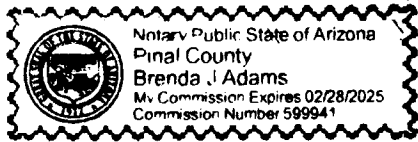
Silvia P. Miranda Marin f/k/a Silvia P. Marin-Ledezma

STATE OF ARIZONA

COUNTY OF PINAL

) SS:
)

This instrument was acknowledged before me on this 7TH day of JULY, 2023
by Silvia P. Miranda Marin f/k/a Silvia P. Marin-Ledezma.



Brenda J. Adams - NOTARY PUBLIC
Notary Public

My commission expires 2/28/2025

Prepared by: Irene Rueda, AZCLDP#82037

Acceptance of Community Property with Right of Survivorship

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 Grantee(s) named in that certain Deed attached hereto and which is executed by **Silvia P. Miranda Marin who acquired title as Silvia P. Marin-Ledezma, an unmarried woman**, as Grantor(s), to **Silvia P. Miranda Marin and Raul Victor Miranda Diaz**, wife and husband, as Grantee(s), and which conveys certain premises described as:

LOT 15, OF COPPER VISTA PHASE I, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET D SLIDE 67;

To the Grantee(s) named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantee(s) hereby asserts and affirms that it is our intention to accept said conveyance as such Community Property with Full 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.



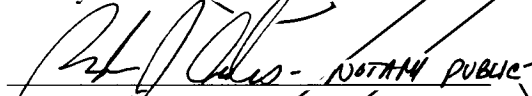
Silvia P. Miranda Marin



Raul Victor Miranda Diaz

State of Arizona)
) SS:
County of Pinal)

On 7th July 2023, before me the undersigned Notary Public, personally appeared **Silvia P. Miranda Marin and Raul Victor Miranda Diaz**, 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 by 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.



Notary Public
NOTARY PUBLIC

Title (and Rank)
My commission expires 2/28/2025

