



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 07/14/2023 1121  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2023-051868

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**Julia Calderon Ruiz**  
**1336 E Vine**  
**Mesa, AZ 85204**

71605655-TOL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,  
Ryan Ingram and Jamie Ingram, Husband and wife do/does hereby convey to  
Julia Calderon Ruiz, A Single Woman  
the following real property situated in Pinal County, 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.

The Grantor warrants the title against all persons whomsoever.

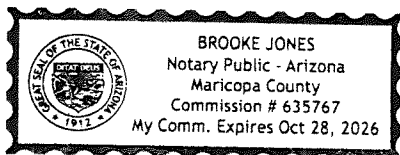
DATED: July 12, 2023

\_\_\_\_\_  
**Ryan Ingram**

\_\_\_\_\_  
**Jamie Ingram**

State of Arizona }  
                          } ss.  
County of ~~Pinal~~ Maricopa }

The foregoing instrument was acknowledged before me this 12 day of July, 2023 by  
Ryan Ingram and Jamie Ingram.



\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 10/28/2026

Exhibit A

PARCEL NO. 1:

The South 321.27 feet of the East half of the South half of GLO Lot 4, Section 3, Township 6 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 2:

An undivided interest in the following described property as described in Instrument recorded in Docket 449, Page 233:

A parcel of land located in the Southeast quarter of the Northwest quarter of Section 3, Township 6 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Southeast quarter of the Northwest quarter of said Section 3;

Thence North 00°01'55" West, along the East line of said Northwest quarter, a distance of 408.76 feet;

Thence West, a distance of 259.85 feet to the POINT OF BEGINNING.

Thence South, a distance of 53.47 feet;

Thence West, a distance of 50.00 feet;

Thence North, a distance of 53.47 feet;

Thence East, a distance of 50.00 feet to the POINT OF BEGINNING.

FURNISH LEGAL TO BE INSURED PRIOR TO THE CLOSE OF ESCROW

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 501-65-008-F  
 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. SELLER'S NAME AND ADDRESS:

Ryan Ingram and Jamie Ingram  
25062 S 190th Street  
Queen Creek, AZ 85142

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

Julia Calderon Ruiz  
1336 E Vine  
Mesa, AZ 85204

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

4. ADDRESS OF PROPERTY:

501-65-008F  
AZ

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

Julia Calderon Ruiz  
1336 E Vine  
Mesa, AZ 85204

(b) Next tax payment due 10-2023

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:

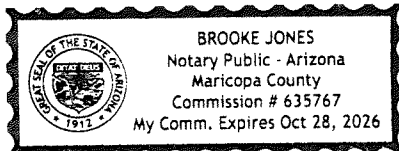
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member".
- c.  To be used as a non-primary or secondary residence.

See reverse side for definitions 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 Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 12 day of July, 2023  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 10/28/2026



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
 FEE NO 2023-051868  
 RECORD DATE 07/14/2023

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: \$ 110,000.00

11. DATE OF SALE (Numeric Digits): 7 / 2023  
 Month / Year

12. DOWN PAYMENT \$ 37,000

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: NA

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: \_\_\_\_\_

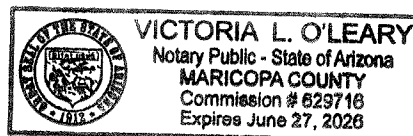
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Pioneer Title Agency, Inc.  
1550 E Missouri Ave., Phoenix AZ 85014  
 Phone: (602) 943-0184

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 13 day of July, 2023  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 6-27-2026



**EXHIBIT "A"**  
**Legal Description**

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