



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/15/2023 1119
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2023-060045

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4715012624

WHEN RECORDED MAIL TO

Ulysses Jerome Perkins, Mya Perkins
42088 N Hinoki Street
San Tan Valley, AZ 85140

1/2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Christian Hernandez and Jessenia Pacheco, husband and wife, as Community Property with Right of Survivorship

Do hereby convey to Ulysses Jerome Perkins, II and Mya Perkins, husband and wife

the following real property situated in Pinal County, Arizona:

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

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

Dated: July 28, 2023

Christian Hernandez

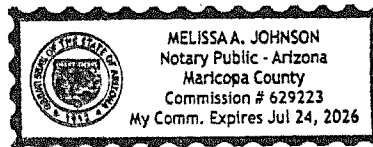
Jessenia Pacheco

State of Arizona

County of Pinal

The foregoing instrument was acknowledged before me this 08 day of August, 2023 by Christian Hernandez and Jessenia Pacheco.

Notary Public



ORDER NO. : 4715012624

EXHIBIT A

Lot.1987, Ironwood Crossing Unt 4C, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2017-019531.

Escrow No.: 4715012624

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Ulysses Jerome Perkins II and Mya Perkins, each being duly sworn upon oath 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 Warranty deed which is Dated July 28, 2023 and executed by Christian Hernandez and Jessenia Pacheco, husband and wife, as Community Property with Right of Survivorship, as Grantor and Mya Perkins and Ulysses Perkins, II, wife and husband, as Grantee and which instrument concerns the following described property:

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

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

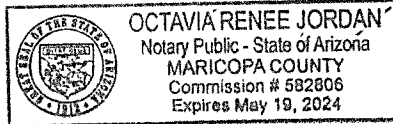
Ulysses Perkins II
Ulysses Perkins II

Mya Perkins
Mya Perkins

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 9 day of August, 2023 by Mya Perkins and Ulysses Perkins, II.

[Signature]
Notary Public



ORDER NO. : 4715012624

EXHIBIT A

Lot 1987, Ironwood Crossing Unt 4C, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2017-019531.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 109 - 54 - 771
 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:
CHRISTIAN HERNANDEZ, JESSICA PACHECO
42088 N Hinoki Street
San Tan Valley AZ 85140

3. (a) BUYER'S NAME AND ADDRESS:
ULYSSES JEROME PERKINS II, MYA PERKINS
1135 W Mission Dr
Chandler AZ 85224

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

4. ADDRESS OF PROPERTY:
42088 N Hinoki Street, San Tan Valley, Arizona 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
ULYSSES JEROME PERKINS II, MYA PERKINS
42088 N Hinoki Street
San Tan Valley AZ 85140
 (b) Next tax payment due Oct 2023

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
 a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2023-060045
 RECORD DATE 08/15/2023

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:

10. SALE PRICE: \$415,000. 00

11. DATE OF SALE (Numeric Digits): 07 / 23
 Month / Year

12. DOWN PAYMENT \$14,525. 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Barter or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 d. Seller Loan (Carryback) (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):
BUYER AND SELLER AS SHOWN ABOVE

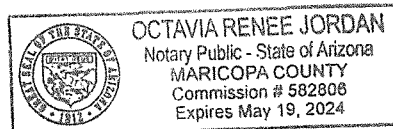
18. LEGAL DESCRIPTION (attach copy if necessary):
EXHIBIT "A" ATTACHED HERETO

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 11 day of Aug 2023
 Notary Public [Signature]
 Notary Expiration Date 10/4/2025
 DOR FORM 82162 (2/2019)



Signature of Buyer / Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 9 day of Aug 2023
 Notary Public [Signature]
 Notary Expiration Date 5-19-2027



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