



RECORDING REQUESTED BY:
Grand Canyon Title Agency, a division of Fidelity
National Title Agency Inc.

WHEN RECORDED MAIL TO:
Michelle VanErem
19220 N Toledo Ave
Maricopa, AZ 85138-2060

DATE/TIME: 08/15/2023 1123
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-060058

Escrow No.: GC44000327-KEM
APN: 502-52-0270

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,

Sharon A. Orona, an unmarried woman

does hereby convey to

Michelle VanErem, a single woman

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: August 10, 2023


Sharon A. Orona

State of ARIZONA

County of Maricopa

This instrument was acknowledged before me on this 11th day of August, 2023, by Sharon A. Orona


Notary Public
My Commission Expires:

[SEAL]



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 502-52-0270

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

Lot 27, of Tortosa - NW Parcel 1 according to Cabinet E, Slide 91, records of Pinal County, Arizona and Certificates of Correction recorded in Recording No. 2005-12591, in Recording No. 2005-62194, in Recording No. 2005-159026, in Recording No. 2005-159027 and in Recording No. 2005-159028.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-52-0270

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:

Sharon A. Orona

19220 N Toledo Avenue

Maricopa, AZ 85138-2060

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

Michelle VanErem

1741 E Carla Vista Drive

Gilbert, AZ 85295

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

19220 N Toledo Ave

Maricopa, AZ 85138-2060

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

Michelle VanErem

19220 N Toledo Ave

Maricopa, AZ 85138-2060

(b) Next tax payment due 10/2023

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
i. Other Use, Specify:
d. 2-4 Plex
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.

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 AZ County of Maricopa

Subscribed and sworn to before me this 16th day of Aug 2023

Notary Public

Notary Expiration Date 8/29/2024

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2023-060058
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: \$ 275,000 00

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

12. DOWN PAYMENT \$ 27,500 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: 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):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent

State of AZ County of Maricopa

Subscribed and sworn to before me this 16th day of Aug 2023

Notary Public

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LEGAL DESCRIPTION

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