



DATE/TIME: 08/30/2023 1627  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2023-064497

RECORDING REQUESTED BY:  
Title Security Agency, LLC  
AND WHEN RECORDED MAIL TO:  
Sandra Jazmin Maldonado Mariche  
8021 W. Mohave St.  
Phoenix, AZ 85043

ESCROW NO.: 600-235503-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**Carne Enterprises, LLC, an Arizona Limited Liability Company**

do/does hereby convey to

**Sandra Jazmin Maldonado Mariche, an unmarried woman**

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

LOT 5451, ARIZONA CITY UNIT NINE, ACCORDING TO THE PLAT OF RECORD IN BOOK 10 OF MAPS, PAGE 15, CORRECTED IN BOOK 19 OF MAPS, PAGE 40 AND AMENDED IN CABINET A, SLIDE 4-8, RECORDS OF PINAL COUNTY, ARIZONA.

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: August 22, 2023

Escrow No.: 600-235503-TS

Grantors:

Carne Enterprises, LLC,  
an Arizona Limited Liability Company

BY:

*Francisco Montijo Vasquez*  
Francisco Montijo Vasquez  
Sole Member

State of Arizona } ss:

County of Maricopa

FOR NOTARY SEAL OR STAMP

On this 24 day of August, 2023, before me,

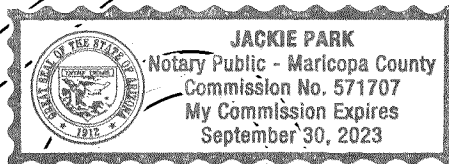
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared Francisco Montijo Vasquez, as Sole Member of  
Carne Enterprises, LLC, an Arizona Limited Liability

Company personally 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:

*Jackie Park*  
\_\_\_\_\_

My Commission Expires: 09-30-2023



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2023-064497  
 RECORD DATE 08/30/2023

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 407-07-451  
 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  
Came Enterprises, LLC  
358 W. Citation Lane  
Tempe 85284

3. (a) BUYER'S NAME AND ADDRESS:  
Sandra Jazmin Maldonado Mariche  
8021 W. Mohave St.  
Phoenix, AZ 85043  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
14595 S. Vera Cruz Rd  
Arizona City, AZ 85123

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Sandra Jazmin Maldonado Mariche  
8021 W. Mohave St.  
Phoenix, AZ 85043  
 (b) Next tax payment due 1st half 2023

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only  
 a.  Vacant Land f.  Commercial or Industrial  
 b.  Single Family Residence g.  Agricultural  
 c.  Condo or Townhouse h.  Mobile or Manufactured Home  
      Affixed  Not Affixed  
 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.

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 24 day of August 2023  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 09-30-2023  
 DOR FORM 82162 (02/2019)

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: \$ 268100 00

11. DATE OF SALE (Numeric Digits): 07 / 2023  
 Month / Year

12. DOWN PAYMENT \$ 8,043 00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller loan (Carryback) 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: \_\_\_\_\_

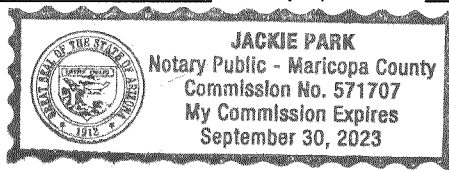
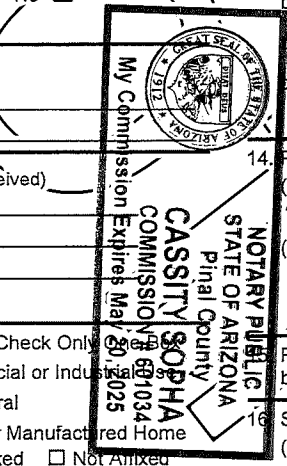
PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_

15. 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):  
 Title Security Agency, LLC  
442 W. Kortsen Road, Suite 101  
Casa Grande, AZ 85122

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 Pinal  
 Subscribed and sworn to before me on this 30 day of August 2023  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date March 30, 2025



**EXHIBIT "A"**

LOT 5451, ARIZONA CITY UNIT NINE, ACCORDING TO THE PLAT OF RECORD IN BOOK 10 OF MAPS, PAGE 15, CORRECTED IN BOOK 19 OF MAPS, PAGE 40 AND AMENDED IN CABINET A, SLIDE 4-8, RECORDS OF PINAL COUNTY, ARIZONA.

HomeLife