



DATE/TIME: 09/15/2023 1658

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2023-068815

This area reserved for County Recorder ...

Equity Title Agency, Inc.
AFTER RECORDING, RETURN TO:
Manuel Antonio Llamas Muralles and Emelin
Morales Llamas

ESCROW No. 02543262-025-M3M

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations,

Joanna Smith, a married woman as her sole and separate property

do/does hereby convey to

Manuel Antonio Llamas Muralles, a married man as his sole and separate property and Emelin Morales Llamas, an unmarried woman

the following real property situated in the county of Pinal, State of ARIZONA:

Lot 453, OASIS AT MAGIC RANCH PHASE II, according to Cabinet F, Slide 129, 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

GRANTOR(S):

Joanna Smith
Joanna Smith

STATE OF Illinois
COUNTY OF Fulton

} SS

This instrument was acknowledged before me this 12th
day of September, 2023 by
Joanna Smith

Angela M Koch

Notary Public

My commission will expire 08/04/2024



Large, faint, stylized watermark text reading 'FULTON' and 'ILLINOIS' diagonally across the bottom right portion of the page.

Acceptance of Joint Tenancy with Right of Survivorship

THAT CERTAIN DEED DATED August 22, 2023, Wherein

Joanna Smith, a married woman as her sole and separate property

as Grantors, convey to

Manuel Antonio Llamas Muralles, a married man as his sole and separate property and Emelin Morales Llamas, an unmarried woman

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 453, OASIS AT MAGIC RANCH PHASE II, according to Cabinet F, Slide 129, records of Pinal County, Arizona.

is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated : August 22, 2023

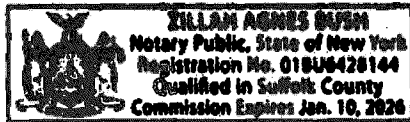
Manuel Antonio Llamas Muralles

Emelin Morales Llamas

STATE OF ~~ARIZONA~~ ^{New York} }
County of ~~Suffolk~~ ^{Suffolk} } SS

This instrument was acknowledged before me this 13 day
of September by
Manuel Antonio Llamas Muralles and Emelin Morales Llamas

Notary Public



My commission will
expire - 01/10/2026

STATE OF
ARIZONA
County of
Maricopa

} ss This Acceptance of Joint Tenancy was acknowledged before me this 15th day
of September, 2023
by Manuel Antonio Llamas Muralles



Notary Public

My commission will expire 3/1/25



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-75-454
 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:

Joanna Smith
6636 E Refuge Rd
Florence AZ 85132

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

Manuel Antonio Llamas Muralles, Emelin Morales Llamas
6687 E Shamrock St
Florence AZ 85132

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

4. ADDRESS OF PROPERTY:

6636 E Refuge Road
Florence AZ 85132

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

Manuel Antonio Llamas Muralles
6636 E Refuge Rd
Florence, AZ 85132

(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
 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.

Signed in Contempt
 Signature of Seller / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this _____ day of _____ 2023
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2023-068815
09/15/2023

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: \$ 325,000.00

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

12. DOWN PAYMENT \$ 5,887.00

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 f. Other financing; Specify: _____
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

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):

Equity Title Agency, Inc.
1045 W Queen Creek Rd, Ste 5, Chandler, AZ 85248
(480) 722-9429

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Gracie P. ...
 Signature of Buyer / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 13 day of September 2023
 Notary Public Zillah Agnes Bush
 Notary Expiration Date 01/10/2026



AFFIDAVIT OF PROPERTY VALUE

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2. SELLER'S NAME AND ADDRESS:

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Florence, AZ 85132

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

Manuel Antonio Llamas Murallas Emelin Morales Llamas
6687 E Shamrock St
Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:

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

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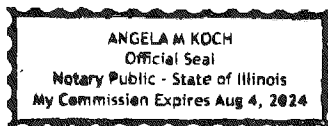
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THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: Joanna Smith
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 12 day of SEPTEMBER 2023
Notary Public: ANGELA M KOCH
Notary Expiration Date: 08/04/2024



FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent: Manuel Antonio Llamas Murallas
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this _____ day of _____ 2023
Notary Public: _____
Notary Expiration Date: _____

EXHIBIT "A"
Legal Description

Lot 453, OASIS AT MAGIC RANCH, PHASE II, according to Cabinet F, Slide 129, records of Pinal County, Arizona.