



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 11/16/2023 1518
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2023-084107

RECORDING REQUESTED BY:

Parkway Title Agency

AND WHEN RECORDED MAIL TO:

Nicholas Kyle Echeverria
8191 W Reymert Dr
Arizona City, AZ 85123

ESCROW NO.: **AZ-23090028-CMP**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

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

WJH SALES OF AZ LLC, an Arizona limited liability company

do/does hereby convey to

Nicholas Kyle Echeverria, an unmarried man

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.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: 11/15/23

Accepted and approved:

GRANTEE(S):

Nicholas Kyle Echeverria
Nicholas Kyle Echeverria

STATE OF ARIZONA

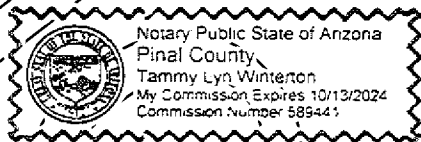
COUNTY OF Pinal

The foregoing instrument was acknowledged before me this 16th of November, 2023, by Nicholas Kyle Echeverria, an unmarried man

Tammy Lyn Winterton
Notary Public

My Commission Expires: 10-13-2024

(SEAL)



GRANTOR(S):

WJH SALES OF AZ LLC, an Arizona limited liability company

BY: _____

Authorized Signer

STATE OF ARIZONA
County of Pinal

The foregoing instrument was acknowledged before me this 10 day of NOV 2023 by Brittany Ramage, Authorized Signatory of WJH SALES OF AZ LLC, an Arizona limited liability Company.

Notary Public

Erica Terrell

My Commission Expires: 10/31/23

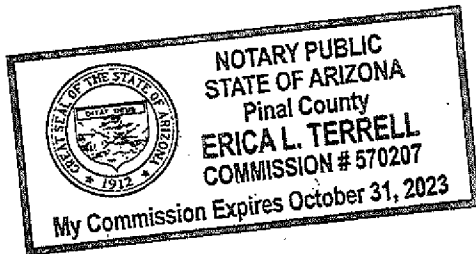


EXHIBIT "A"

LOT-1248, OF ARIZONA CITY UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGES 48 AND 48A.

NOFFICE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 406-05-0760

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

WJH SALES OF AZ LLC, an Arizona limited liability company

917 N Promenade Parkway, Suite 105

Casa Grande, AZ 85194

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

Nicholas Kyle Echeverria

1752 N Terrace Cir

Casa Grande, AZ 85122

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

8191 W Reymert Dr

Arizona City, AZ 85123

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

Nicholas Kyle Echeverria

8191 W Reymert Dr

Arizona City, AZ 85123

(b) Next tax payment due: October 1, 2024

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 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 2023-084107
RECORD DATE 11/16/2023

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: \$ 237990 00

11. DATE OF SALE (Numeric Digits): 9/23
Month / Year

12. DOWN PAYMENT \$ 2000 00

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: 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):

Parkway Title Agency
7702 E Doubletree Ranch Road, Suite 140
Scottsdale, AZ 85258

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 15 day of NOV 2023

Notary Public

Notary Expiration Date 3.1.20

DOR FORM 82162 (02)



Signature of Buyer / Agent

State of AZ, County of Pinal
Subscribed and sworn to before me on this 15 day of NOV 2023

Notary Public

Notary Expiration Date 10.13.24

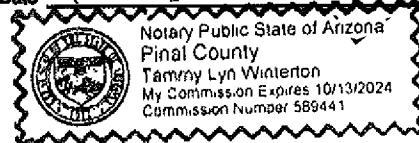


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LOT 1248, OF ARIZONA CITY UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGES 48 AMD 48A.

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