



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recorded at the Request of:
WFG National Title Insurance Company

When Recorded, Mail To:
Kira J Soto
7422 W Sonoma Way
Florence, AZ 85132-6764

DATE/TIME: 11/30/2023 1640
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2023-087143

Order No.: 23-179874

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Alice V Colosky, an unmarried woman

do/does hereby convey to

Kira J Soto, an unmarried woman and Eric John Timmons, a married man as his sole and separate property

the following real property located in Pinal County, Arizona:

See legal description "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, the Grantor warrants the title against all persons whomsoever.

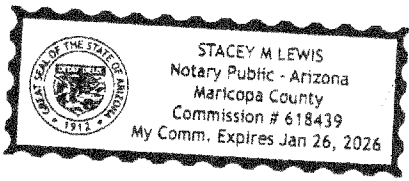
Dated this 24 day of November, 2023

Alice V Colosky
Alice V Colosky

STATE OF Arizona & Pinal
COUNTY OF Maricopa

This instrument was acknowledged before me this 24 day of November, 2023 by Alice V Colosky.

Stacey M Lewis
Notary Public
My Commission Expires: 1/26/2026



OFFICIAL

EXHIBIT "A"
Legal Description

LOT 30, OASIS SUNRISE AT MAGIC RANCH PARCELS "A" AND "AA" - PHASE 3, ACCORDING TO CABINET E, SLIDE 130, RECORDS OF PINAL COUNTY, ARIZONA AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2009-131348.

APN: 200-1-1-3380

HOFFS



WFG National Title Insurance Company
a Williston Financial Group company

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

Escrow No.: 23-179874

THAT CERTAIN DEED DATED November 24, 2023 Wherein

Alice-V-Colosky, an unmarried woman,
as Grantors, convey to

Kira J Soto, an unmarried woman and Eric John Timmons, a married man as his sole and separate property

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

See Exhibit A attached hereto and made a part hereof

Is hereby accepted and approved by the undersigned grants, 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 this 29 day of November, 2023.

Kira J Soto
Kira J Soto

Eric John Timmons
Eric John Timmons

STATE OF California
COUNTY OF Santa Barbara

This instrument was acknowledged before me this 29 day of November, 2023 by Kira J Soto.

Laurie Lee, Notary Public
Notary Public
My Commission Expires: 10/13/26

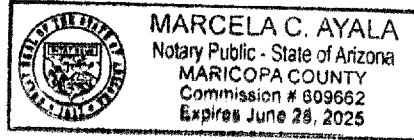


STATE OF Arizona

COUNTY OF Maricopa

This instrument was acknowledged before me this 30 day of November, 2023 by Eric John Timmons.

Marcela C. Ayala
Notary Public
My Commission Expires: 06/28/25



Eric John Timmons

EXHIBIT "A"
Attached to Acceptance

LOT 30, OASIS, SUNRISE AT MAGIC RANCH PARCELS "A" AND "AA" - PHASE 3, ACCORDING TO CABINET E, SLIDE 130, RECORDS OF PINAL COUNTY, ARIZONA AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2009-131348.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-11-3380
 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. SELLERS NAME & ADDRESS:

Alice V Colosky
5683 E Oasis Court
Florence, AZ 85132

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

Kira J Soto and Eric John Timmons
7422 W Sonoma Way
Florence, AZ 85132-6764

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

4. ADDRESS OF PROPERTY:

5683 E Oasis Court
Florence, AZ 85132

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

Kira J Soto and Eric John Timmons
5683 E Oasis Ct
Florence AZ 85132

(b) Next tax payment due March 1, 2024

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box [Enter Data]

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Bldg.
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile Home or Manufactured Home
- i. Other Specify: _____

7. RESIDENTIAL BUYERS 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" or "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.

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

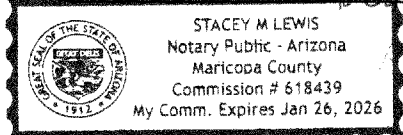
- (a) Warranty Deed
- (b) Special Warranty Deed
- (c) Joint Tenancy Deed
- (d) Contract or Agreement
- (e) Quit Claim Deed
- (f) Other

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 Counterpart

Signature of Seller/Agent Alice V Colosky
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 24 day of Nov 2023
 Notary Public _____
 Notary Expiration Date _____

Signature of Buyer/Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this ___ day of ___ 20__
 Notary Public _____
 Notary Expiration Date _____



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2023-087143
 RECORD DATE 11/30/2023

10. SALE PRICE: \$285,000.00

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

12. DOWN PAYMENT \$ 5167 00

13. METHOD OF FINANCING: [Enter Data]
 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
 (3) FHA
 f. Other financing; Specify: _____
 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 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):
SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

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Kira J Soto and Eric John Timmons
7422 W Sonoma Way
Florence, AZ 85132-6764

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

Signed in Counterpart

Signature of Seller/Agent _____
State of _____ County of _____
Subscribed and sworn to before me on this ___ day of ___ 20__
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

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

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SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer/Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 30 day of Nov 2023
Notary Public Marcela C Ayala
Notary Expiration Date 06/28/25



MARCELA C. AYALA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 609662
Expires June 28, 2025

EXHIBIT "A"
LEGAL DESCRIPTION TO AFFIDAVIT OF PROPERTY VALUE

LOT 30, OASIS SUNRISE AT MAGIC RANCH PARCELS "A" AND "AA" - PHASE 3, ACCORDING TO CABINET E, SLIDE 130,
RECORDS OF PINAL COUNTY, ARIZONA AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2009-131348.

UNOFFICIAL