



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 01/19/2024 0912

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-003989

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:

Jesus J. Gastelum
317 West Drive Martin Luther King Junior Street
Eloy, AZ 85131

ESCROW NO. 23-12-225457SI

Warranty Deed

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

Ronald B. Meyers, Jr., as Trustee of The Ron & Geri Meyers Living Trust, dated August 29, 2023,

as GRANTOR(s)

do/does hereby convey to

Jesus J. Gastelum, A Single Man,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED
APN: 405-06-1000

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Trust Certification(s) attached hereto

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 does warrant the title against all persons whomsoever, subject to the matters set forth above.

Warranty Deed

Escrow No. 23-12-225457SI
APN: 405-06-1000

Grantor(s):

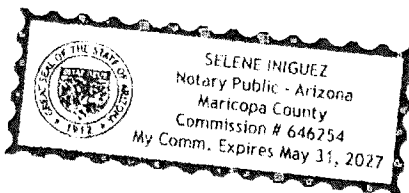
BY: Ronald B. Meyers, Jr., as Trustee of The Ron & Geri Meyers Living Trust, dated August 29, 2023

Ronald B. Meyers, Jr. Trustee
RONALD B. MEYERS, JR., AS TRUSTEE

State of ARIZONA

County of PINAL *Maricopa*

SS:



On 11/17/2024, before me the undersigned Notary Public, personally appeared Ronald B. Meyers, Jr., as Trustee of The Ron & Geri Meyers Living Trust, dated August 29, 2023, 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.

Signature *[Signature]*

My Commission Expires: *5/31/2027*

BENEFICIARIES INFORMATION (to be attached to the deed(s) to be recorded) (A.R.S. 33-404)

FULL NAME OF TRUST: The Ron & Geri Meyers Living Trust, dated August 29, 2023

BENEFICIARIES:

NAME: Ronald B. Meyers, Jr.

ADDRESS: P.O. Box 2916 Arizona City, AZ 85123

NAME:

ADDRESS:

NAME:

ADDRESS:

NAME:

ADDRESS:

PROFFERS

EXHIBIT "A"

Lot 20, Block 2, of JOE LOUIS HEIGHTS UNIT NO. 1, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 4 of Maps, page 38, of Official Records.

APN: 405-06-1000

JOE LOUIS HEIGHTS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 405 - 06 - 1000 -
 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 (no more than four):
 1. 3. 2. 4.

FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO 2024-003989
 RECORD DATE 01/19/2024

2. Sellers Name and Address
Ronald B. Meyers, Jr. as Trustee of The Ron & Geri Meyers
Living Trust, dated August 29, 2023
Po Box 2916
Arizona City AZ 85123

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:

3. (a) Buyers Name and Address
Jesus J. Gastelum
317 West Martin Luther King Junior Street
Eloy AZ 85131
 (b) Are the Buyer and Seller related? Yes No
 If yes state relationship

10. SALES PRICE \$221,000.00
 11. DATE OF SALE (Numeric Digits): 12 / 23
 12. DOWN PAYMENT \$221,000.00

4. ADDRESS OF PROPERTY:
317 West Dr. Martin Luther King Jr Street
Eloy AZ 85131

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) FHA (3) VA
 f. Other financing; Specify:

5. (a) MAIL TAX BILL TO:
Jesus J. Gastelum
317 West Drive Martin Luther King Junior Street
Eloy, AZ 85131
 (b) Next tax payment due 10/01/2024

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% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
\$
 briefly describe the Personal Property: none

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check
 Only One Box
 a. Vacant Land: f. Commercial/Industrial:
 b. SFR: g. Agricultural:
 c. Condo or Townhouse: h. Mobile or Manufactured
 d. 2-4 Plex: Home: Affixed Not Affixed
 e. Apartment Building: i. Other Use; Specify:

15. PARTIAL INTEREST: If only a partial ownership interest
 is being sold, briefly describe the partial interest:
none

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h
 in Item 6 above, please check one of the following:
 To be used as a primary residence.
 To be rented to someone other than a "qualified family
 member."
 Owner occupied not a primary residence.
 See reverse side for definition of a "primary residence,
 secondary residence" and "family member"

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address,
 Phone):
Driggs Title Agency, Inc - 602-589-5300
4500 S. Lakeshore Dr. Tempe, AZ 85282

18. LEGAL DESCRIPTION (see attached copy):

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]
Signature of Seller/Agent

[Signature]
Signature of Buyer/Agent

State of AR, County Of Maricopa

State of AR, County Of Maricopa

Subscribed and sworn to before me this 7 day of Jan 2024

Subscribed and sworn to before me this 7 day of Jan 2024

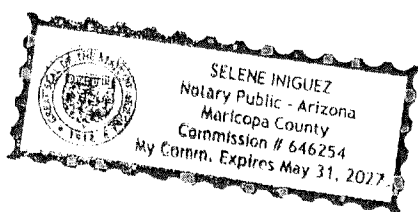
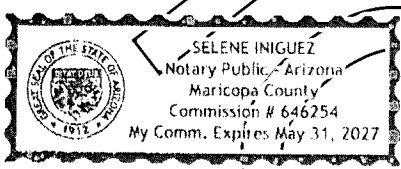
Notary Public [Signature]

Notary Public [Signature]

Notary Expiration Date 5/31/2027

Notary Expiration Date 5/31/2027

DOR FORM 82162 (04/2014)



Watermark: For Sale

EXHIBIT "A"

Lot 20, Block 2, of JOE LOUIS HEIGHTS UNIT NO. 1, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 4 of Maps, page 38, of Official Records.

APN: 405-06-1000

Joe Louis Heights