



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Dana Lewis
Electronically Recorded

DATE/TIME: 03/19/2024 1122

FEE: \$30.00

PAGES: 9

FEE NUMBER: 2024-019768

RECORDING REQUESTED BY:

Parkway Title Agency

AND WHEN RECORDED MAIL TO:

Christian Willsea and Alyssa Joy Willsea
24650 Bandit way
Corona, CA 92883

ESCROW NO.: **AZ-24010038-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

Christian Willsea, Alyssa Joy Willsea, husband and wife, as community property with right of survivorship

and
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: 2-16-24

Accepted and approved:

GRANTEE(S):

Christian Willsea
Christian Willsea

Alyssa Joy Willsea
Alyssa Joy Willsea

STATE OF ARIZONA

COUNTY OF

The foregoing instrument was acknowledged before me this 23rd of February, 2024, by Christian Willsea Alyssa Joy Willsea, husband and wife

Notary Public

My Commission Expires:

(SEAL)

See Attached
CONFIDENTIAL

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **CALIFORNIA**

County of Riverside

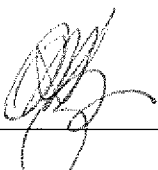
On **2 / 16 / 2024** before me, O. DEVARGAS, Notary Public personally appeared

Christian Willsea and Alyssa Joy-Willsea

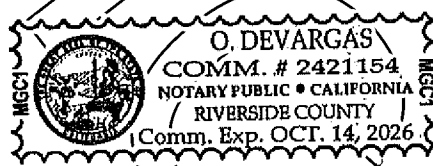
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Notary Signature)



(Notary Seal)

GRANTOR(S):

WJH.SALES OF AZ LLC, an Arizona limited liability company

BY:

Authorized Signer

STATE OF ARIZONA

County of

MARICOPA

The foregoing instrument was acknowledged before me this 00 day of FEB, 2024, by Brittany Ramage, Authorized Signatory of WJH SALES OF AZ LLC, an Arizona limited liability Company.

Notary Public

My Commission Expires:

3/1/24



WJH SALES OF AZ LLC

EXHIBIT "A"

LOT 5707 OF ARIZONA CITY UNIT NINE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 15 AND CORRECTED IN BOOK 19, PAGE 40 AND AMENDED IN CABINET A, SLIDE 4 TO 8.

HomeLife

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

and

Christian Willsea Alyssa Joy Willsea, husband and wife, as community property with right of survivorship each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated , and executed by **WJH SALES OF AZ LLC, an Arizona limited liability company** as Grantors, to **Christian Willsea & Alyssa Joy Willsea, husband and wife, as community property with right of survivorship** as Grantees, and which conveys certain premises described as:

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

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually, and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

OFFICIALS

ESCROW-NO.: AZ-24010038-CMP

Dated: February 16, 2024

GRANTEE(S):

Christian Willsea
Christian Willsea

Alyssa Joy Willsea
Alyssa Joy Willsea

STATE OF ARIZONA

COUNTY OF

The foregoing instrument was acknowledged before me this 16th of February, 2024, by Christian Willsea Alyssa Joy Willsea, husband and wife

FOR NOTARY SEAL OR STAMP

Notary Public

My Commission Expires:

(SEAL)

Signature: Sarah Michelle Aguirre
SAHARA

California All-Purpose Certificate of Acknowledgment

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State of **CALIFORNIA**

County of Riverside

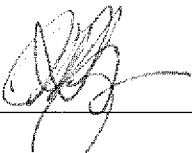
On **2 / 16 / 2024** before me, O. DEVARGAS, Notary Public personally appeared

Christian Willsea and Alyssa Joy-Willsea

Who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Notary Signature)



(Notary Seal)

EXHIBIT "A"

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HomeLife

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-08-2080

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:

Christian Willsea and Alyssa Joy Willsea
24650 Bandit way
Corona, CA 92883

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

4. ADDRESS OF PROPERTY:

14991 S Capistrano Rd
Arizona City, AZ 85123

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

Christian Willsea and Alyssa Joy Willsea
14991 S Capistrano Rd
Arizona City, AZ 85123
(b) Next tax payment due: March 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:

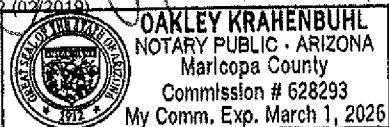
- a. To be used as a primary residence.
 - b. To be rented to someone other than a "qualified family member."
 - c. To be used as a non-primary or secondary residence.
- See reverse side for definition of a "primary residence, secondary residence" and "family member."

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.

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 20 day of 2024
Notary Public _____
Notary Expiration Date 3/1/26

DOR FORM 82152 (02/2019)



FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2024-019768
RECORD DATE	03/19/2024

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: \$ 234490 00

11. DATE OF SALE (Numeric Digits): 01 / 2024
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.

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

Notary Public Signature

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UNOFFICIAL

CALIFORNIA ALL-PURPOSE

JURAT

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State of **CALIFORNIA**

County of Riverside

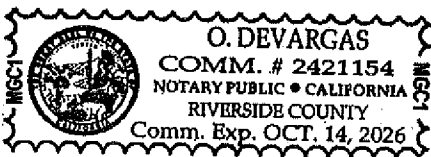
Subscribed and sworn to (or affirmed) before me on this 16th

day of February, 2024, by

Christian Willsea and Alyssa Joy Willsea

proved to me on the basis of satisfactory evidence to be the

person(s) who appeared before me.



(seal)

Signature _____

A handwritten signature in black ink, appearing to be "O. Devargas", written over a horizontal line.