



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 03/29/2024 1347

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-023310

RECORDING REQUESTED BY
Landmark Title Assurance Agency of Arizona
LLC

AND WHEN RECORDED MAIL TO:

Roque Espinal-Valdez and
Mireya Espinal-Valdez
1126 E. Brookwood Drive
Casa Grande, AZ 85122

ESCROW NO.: 06207816 - 026 - NM2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

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

Casa Grande 1, LLC, an Arizona limited liability company

do/does hereby convey to

Roque Espinal-Valdez and Mireya Espinal-Valdez, husband and wife
the following real property situated in **Pinal** County, Arizona:

Lot 55, of a REPLAT OF ARROYO GRANDE, according to Cabinet G of Maps, Slide 55, and Re-platted in Fee No. 2020-059232, 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 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: March 28, 2024

(Signatures on the following page)

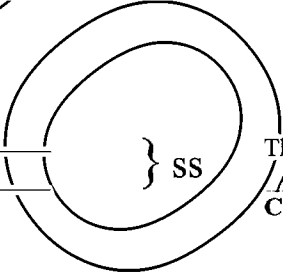
Special Warranty Deed
Signature Page
Dated March 28, 2024

GRANTOR:

Casa Grande 1, LLC,
an Arizona limited liability company

BY: [Signature]
NAME: **Louis L. Turner**
TITLE: **Manager**

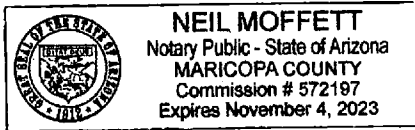
State of Arizona
County of Maricopa



This instrument was acknowledged before me this 23 day of February, 2022 by **Louis L. Turner, Manager of Casa Grande 1, LLC, an Arizona limited liability company**

[Signature]
Notary Public

My commission will expire 11-4-2023



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

Roque Espinal-Valdez and Mireya Espinal-Valdez, husband and wife 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 March 28, 2024, and executed by Casa Grande 1, LLC, an Arizona limited liability company as Grantors, to Roque Espinal-Valdez and Mireya Espinal-Valdez, husband and wife as Grantees, and which conveys certain premises described as:

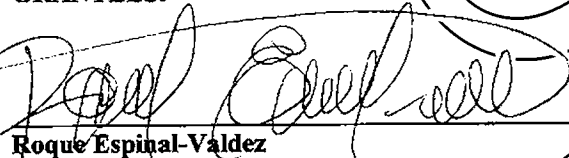
Lot 55, of A REPLAT OF ARROYO GRANDE, according to Cabinet G of Maps, Slide 55, and Re-platted in Fee No. 2020-059232, records of Pinal County, Arizona.

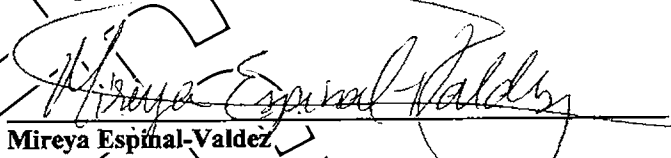
to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

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.

Dated: March 28, 2024

GRANTEES:

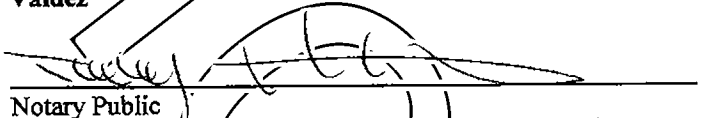

Roque Espinal-Valdez


Mireya Espinal-Valdez

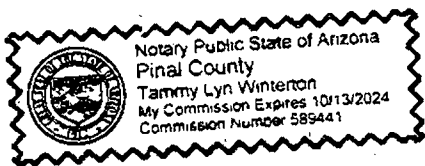
State of Arizona
County of Pinal

} SS

This instrument was acknowledged before me this 28 day of March, 2024 by Roque Espinal-Valdez and Mireya Espinal-Valdez


Notary Public

My commission will expire 10/13/2024



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-48-4680
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) _____ (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Casa Grande 1, LLC, an Arizona limited liability company
9014 N 23rd Ave Suite 12
Phoenix, AZ 85021

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

Roque Espinal-Valdez and Mireya Espinal-Valdez
1744 E Caborca Dr
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

1126 E. Brookwood Drive
Casa Grande, AZ 85122

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

Roque Espinal-Valdez and Mireya Espinal-Valdez
1126 E. Brookwood Drive
Casa Grande, AZ 85122

(b) Next tax payment due 1st half 2024 tax due October 2024

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.

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2024-023310
03/29/2024

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: \$ 495,000.00

11. DATE OF SALE (Numeric Digits): 02 / 2024
Month / Year

12. DOWN PAYMENT \$ 0.00

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
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- 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:

\$ 0 00 AND
briefly describe the Personal Property: n/a

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):

Buyer and seller listed herein

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 AZ, County of Maricopa

Subscribed and sworn to before me on this 29 day of March, 2024

Notary Public

Notary Expiration Date 10-24-2024

SIGNED IN COUNTERPART

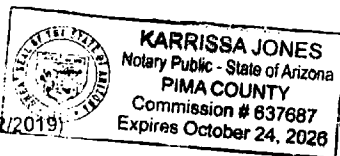
Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of March, 2024

Notary Public

Notary Expiration Date _____



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Please list the additional parcels below (attach list if necessary):

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(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Casa Grande 1, LLC, an Arizona limited liability company
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Phoenix, AZ 85021

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

Rogue Espinal-Valdez and Mireya Espinal-Valdez
1744 E Caborca Dr
Casa Grande, AZ 85122

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

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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 _____, County of _____
Subscribed and sworn to before me on this _____ day of March, 2024
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

- 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**
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Buyer and seller listed herein

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent Mireya Espinal-Valdez
State of AZ, County of Pinal
Subscribed and sworn to before me on this 29 day of March, 2024
Notary Public Tammy Lyn Winterton
Notary Expiration Date 10-13-24



EXHIBIT "A"
Legal Description

Lot 55, of A REPLAT OF ARROYO GRANDE, according to Cabinet G of Maps, Slide 55, and Re-platted in Fee No. 2020-059232, records of Pinal County, Arizona.

ARROYO GRANDE