



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 05/14/2024 1057

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2024-035950

**RECORDING REQUESTED BY:**

Grand Canyon Title Agency, a division of Fidelity  
National Title Agency Inc.

**WHEN RECORDED MAIL TO:**

Gilberto M. Arizmendi  
2801 N 48th Ln  
Phoenix, AZ 85035

Escrow No.: GC34000442-KZ

Space above this line for Recorder's Use

**CAPTION HEADING:**

**WARRANTY DEED**

THIS DOCUMENT IS BEING RE-RECORDED FOR THE SOLE PURPOSES OF  
CORRECTING THE LEGAL DESCRIPTION.

**DO NOT REMOVE**

This is part of the official document.



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 02/23/2024 1004  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2024-012751

**RECORDING REQUESTED BY:**  
Grand Canyon Title Agency, a division of Fidelity  
National Title Agency Inc.

**WHEN RECORDED MAIL TO:**  
Gilberto M. Arizmendi  
2801 N 48th Ln  
Phoenix, AZ 85035

**Escrow No.:** GC34000442-TG  
**APN:** a portion of 510-74-011X

Space above this line for Recorder's Use

### WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,  
**West Ridge Real Estate, LLC, an Arizona limited liability company**  
does hereby convey to

**Gilberto M. Arizmendi, a married man as his sole and separate property**  
the following real property situated in County of Pinal, State of 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,  
covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: February 22, 2024

West Ridge Real Estate, LLC

BY: [Signature]  
Jason Moss  
Manager

State of ARIZONA

County of PINAL

This instrument was acknowledged before me on this 22<sup>nd</sup> day of Feb, 2024, by Jason Moss, Manager of West Ridge Real Estate, LLC, an Arizona limited liability company.

[Signature]  
Notary Public  
My Commission Expires: 4/6/24

[SEAL]



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): a portion of 510-74-011X

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS

A portion of Parcel "E" of Record of Survey, Fee No 2023-054754, located within the Southeast quarter of the Southwest quarter of Section 27, Township 4 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows

Commencing at a 3-inch Aluminum Cap stamped R L S #49864 marking the South quarter corner of said Section 27 and the Southeast corner of said Parcel "E", from which a 3-inch Aluminum Cap stamped R L S, #37172 dated 2008 marking the Center quarter corner of said Section 27 bears North 00 Degrees 22 Minutes 12 Seconds West, a distance of 2676.76 feet, and from which a General Land Office Brass Cap marking the Southwest corner of said Section 27 bears South 89 Degrees 55 Minutes 59 Seconds West, a distance of 2651.95 feet,

Thence South 89 Degrees 55 Minutes 59 Seconds West along the South boundary of the Southwest quarter of said Section 27, a distance of 331.44 feet to a 5/8-inch Rebar with 2-inch Aluminum Cap stamped R L S #49864  
Thence North 00 Degrees 39 Minutes 31 Seconds West leaving the South boundary of the Southwest quarter of said Section 27, a distance of 491.45 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R L S #49864, marking the POINT OF BEGINNING,

Thence South 89 Degrees 55 Minutes 59 Seconds West parallel to the South boundary of the Southwest quarter of said Section 27, a distance of 333.92 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R L S #49864,

Thence North 00 Degrees 56 Minutes 50 Seconds West along the West boundary of said Parcel "E", a distance of 163.59 feet to a FOUND 2-inch Aluminum Cap stamped R L S #49864, marking the Northwest corner of said Parcel "E",

Thence North 89 Degrees 55 Minutes 59 Seconds East along the North boundary of said Parcel "E", a distance of 334.74 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R L S, #49864;

Thence South 00 Degrees 39 Minutes 31 Seconds East leaving the North boundary of said Parcel "E", a distance of 163.58 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R L S #49864, marking the POINT OF BEGINNING

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Recd. Pinal  
2024/05/09 12:57  
Fcoll.

This document is a full, true and correct  
copy of the original recorded in this office.

Attest: 05/09/24

Dana Lewis  
Pinal County Recorder,  
State of Arizona, County of Pinal

Rv. [Signature], Deputy

## LEGAL DESCRIPTION

For APN/Parcel ID(s): a portion of 510-74-011X

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Commencing at a 3-inch Aluminum Cap stamped R.L.S. #49864 marking the South quarter corner of said Section 27 and the Southeast corner of said Parcel "E", from which a 3-inch Aluminum Cap stamped R.L.S. #37172 dated 2008 marking the Center quarter corner of said Section 27 bears North 00 Degrees 22 Minutes 12 Seconds West, a distance of 2576.76 feet, and from which a General Land Office Brass Cap marking the Southwest corner of said Section 27 bears South 89 Degrees 55 Minutes 59 Seconds West, a distance of 2651.95 feet;

Thence South 89 Degrees 55 Minutes 59 Seconds West along the South boundary of the Southwest quarter of said Section 27, a distance of 331.44 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING;

Thence continuing South 89 Degrees 55 Minutes 59 Seconds West along the South boundary of the Southwest quarter of said Section 27, a distance of 331.44 feet to a found 2-inch Aluminum Cap stamped R.L.S. #49864, marking the Southwest corner of said Parcel "E";

Thence North 00 Degrees 56 Minutes 50 Seconds West along the West boundary of said Parcel "E", a distance of 164.17 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence North 89 Degrees 55 Minutes 59 Seconds East parallel to the South boundary of the Southwest quarter of said Section 27, a distance of 332.27 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence South 00 Degrees 39 Minutes 31 Seconds East, a distance of 164.16 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING.

Also known as Parcel E-4 in Survey 2023-092073.

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: a portion of 510-74-011X  
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:**

West Ridge Real Estate, LLC  
85 W Combs Rd #B101-237  
San Tan Valley, AZ 85140

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

Gilberto M. Arizmendi  
2801 N 48th Ln  
Phoenix, AZ 85035

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

If Yes, state relationship:

**4. ADDRESS OF PROPERTY:**

53500 W Bowlin Rd  
Maricopa, AZ 85139

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

Gilberto M. Arizmendi  
2801 N 48th Ln  
Phoenix, AZ 85035

(b) Next tax payment due 5/24

**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 a 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.

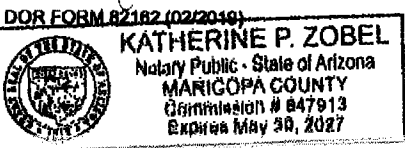
Signature of Seller / Agent [Signature]

State of AZ, County of Maricopa

Subscribed and sworn to before me this 14 day of May 2024

Notary Public [Signature]

Notary Expiration Date 5/20/27



COUNTY OF RECORDATION PINAL  
FEE NO 2024-035950  
RECORD DATE 05/14/2024

**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:** \$ 53,000 00

**11. DATE OF SALE (Numeric Digits):** 2/24  
Month / Year

**12. DOWN PAYMENT** \$ 53,000 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):**

Buyer and Seller Herein

**18. LEGAL DESCRIPTION (attach copy if necessary):**

SEE ATTACHED LEGAL DESCRIPTION

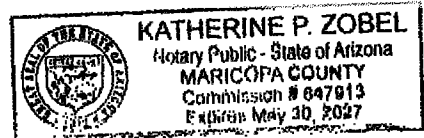
Signature of Buyer / Agent [Signature]

State of AZ, County of Maricopa

Subscribed and sworn to before me this 14 day of May 2024

Notary Public [Signature]

Notary Expiration Date 5/20/27



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