



OFFICIAL RECORDS OF
 PINAL COUNTY RECORDER
 Dana Lewis
 Electronically Recorded

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Cassie M. Spaulding
Eric C. Spaulding
40615 W. Dennis Ln.
Maricopa, AZ 85138

77107888-LHA

DATE/TIME: 06/14/2024 1104
 FEE: \$30.00
 PAGES: 4
 FEE NUMBER: 2024-045058

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
 Sergio Hume Quezada and Amelia Marina Quezada, ^{Duarte who acquired title as*}
 Husband and Wife, as Community Property with
 Right of Survivorship do/does hereby convey to * Amelia Marina Quezada

Cassie M. Spaulding and Eric C. Spaulding, Wife and Husband, as Community Property with Right of
 Survivorship

the following real property situated in Pinal County, Arizona:

Lot 37, SMITH FARMS PARCEL 7, according to Cabinet F, Slide 82, 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.

The Grantor warrants the title against all persons whomsoever.

DATED: June 6, 2024

 Sergio Hume Quezada

SIGNED IN COUNTERPART

 Amelia Marina Quezada

State of Arizona }
 } ss.
 County of Pinal }

The foregoing instrument was acknowledged before me this 7th day of June, 2024, by Sergio Hume
 Quezada.

ROXANA DESROCHES
 Notary Public - State of Arizona
 PINAL COUNTY
 Commission # 591823
 Expires October 11, 2024

 NOTARY PUBLIC
 My commission expires: 10/11/2024

at the request of Pioneer Title Agency, Inc.

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Eric C. Spaulding
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Maricopa, AZ 85138

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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: June 6, 2024

SIGNED IN COUNTERPART

Sergio Hume Quezada

Amelia Marina Duarte

Amelia Marina Quezada

State of Arizona }
 } ss.
County of Pinal }

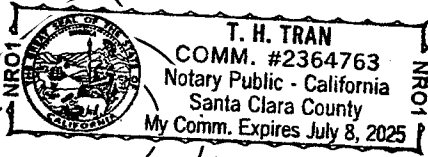
The foregoing instrument was acknowledged before me this 7th day of June, 2024, by Sergio Hume Quezada.


NOTARY PUBLIC
My commission expires:

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 Santa Clara } ss.

The foregoing instrument was acknowledged before me this 11 day of June, 2024, by Amelia Marina ~~Quezada~~ THH
Duarte




NOTARY PUBLIC
My commission expires: 7/8/25

WARRANTY DEED

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
(Deed)

Cassie-M. Spaulding and Eric S. Spaulding, Wife and Husband, 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 June 6, 2024 and executed by Sergio Hume Quezada and Amelia Marina ~~Quezada~~ Husband and Wife, as Community Property with Right of Survivorship, as Grantors, to Cassie M. Spaulding and Eric S. Spaulding, Wife and Husband, as Community Property with Right of Survivorship, as Grantees, and which conveys certain premises described as:

Lot 37, SMITH FARMS PARCEL-7, according to Cabinet F, Slide 82, records of Pinal County, Arizona.

* Duarte who acquired title as Amelia Marina Quezada

to the Grantees named therein, not as Tenants in Common nor 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 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: June 6, 2024

Cassie M. Spaulding

Cassie M. Spaulding

Eric S. Spaulding

Eric S. Spaulding

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 11 day of June, 2024, by Cassie M. Spaulding and Eric S. Spaulding.

Lori K. Havens
NOTARY PUBLIC
My commission expires: 1-24-26



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-39-619
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? n/a

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Sergio Hume Quezada and Amelia Marina Quezada Duarte
40615 W. Dennis Ln. / who acquired title as
Maricopa, AZ 85138 Amelia Marina Quezada

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

Cassie M. Spaulding and Eric C. Spaulding
7125 E. Superstition Springs Blvd., Apartment-1017
Mesa, AZ 85209

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

4. ADDRESS OF PROPERTY:

40615 W. Dennis Ln.
Maricopa, AZ 85138

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

Cassie M. Spaulding and Eric C. Spaulding
40615 W. Dennis Ln.
Maricopa, AZ 85138

(b) Next tax payment due October 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.

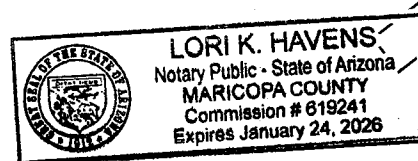
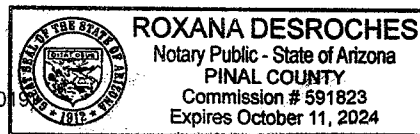
See reverse side for definitions of a "primary residence, secondary residence" and "family member."

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 Pinal
Subscribed and sworn to before me on this 7 day of June 2024
Notary Public Roxana
Notary Expiration Date 10/11/2024

Signature of Buyer / Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 7 day of June 2024
Notary Public _____
Notary Expiration Date 1-24-26



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-045058
RECORD DATE 06/14/2024

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: \$ 415,000.00

11. DATE OF SALE (Numeric Digits): 05 / 2024
Month / Year

12. DOWN PAYMENT \$ 20,750.00

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):

Pioneer Title Agency, Inc.
225 E Germann Road, Ste 270, Gilbert, AZ 85297
Phone: (480) 857-2100

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"
Legal Description

Lot 37, SMITH FARMS PARCEL 7, according to Cabinet F, Slide 82, records of Pinal County, Arizona.

SMITH FARMS