

RECORDING REQUESTED BY:
Stewart Title & Trust of Tucson

WHEN RECORDED MAIL TO:
Stewart Title & Trust of Tucson - Broadway
3939 E Broadway Blvd
Tucson, AZ 85711

FILE/NO.: 2333672



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 06/14/2024 1627
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-045391

SPACE ABOVE THIS LINE FOR RECORDERS USE

JOINT TENANCY DEED

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

4J Investments Of AZ LLC, an Arizona limited liability company

do/does hereby convey to

Camilo Valdez, a single man and Jacobo Valdez, a married man as his sole and separate property

not as Tenants in Common and not as Community Property Estate, but as Joint Tenants with Right of Survivorship, the following described property in the 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, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

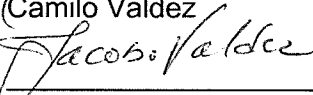
And I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

The Grantees by signing the acceptance below or attached evidence their intention to acquire said premises as Joint Tenants with the Right of Survivorship, and not as Community Property, nor as Tenants in Common.

Date: May 28, 2024.

Grantee:

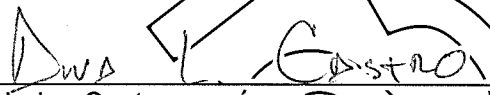


Camilo Valdez


Jacobo Valdez

Grantor:

4J Investments Of AZ LLC, an Arizona limited liability company

by: 

Ana Luisa Castro, manager


NOTARY ACKNOWLEDGMENT(S) TO JOINT TENANCY DEED

State of Arizona)
County of Pima) ss

This instrument was acknowledged before me this 14 day of June, 2024 by Camilo Valdez and Jacobo Valdez.

(Seal)

My commission expires: _____



Notary Public

State of Arizona)
County of Pima) ss

This instrument was acknowledged before me this 14 day of June, 2024 by Ana Luisa Castro, manager of 4J Investments Of AZ LLC, an Arizona limited liability company.

(Seal)

My commission expires: _____



Notary Public

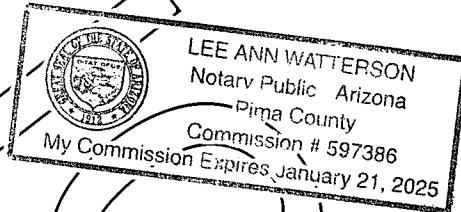
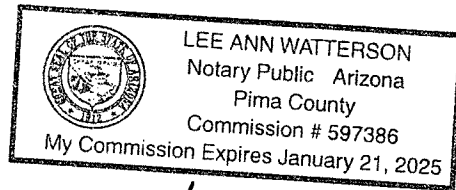


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 73, SILVER BELL ESTATES-UNIT FOUR, according to the plat recorded in the office of the County recorder of Pinal County, Arizona, recorded in Book 16 of Maps, page(s) 59

Excepting Therefrom, all Coal, Oil, Gas and Mineral Deposits as Reserved in the Patent recorded in Book 60, page 282 of Deeds

and Also Except, all Coal, Oil, Gas and Mineral Deposits, and all Hydro-Carbon, Hydro-Thermal Mineral Deposits and all Geo-Thermal Mineral Deposits as reserved in the Instrument recorded in Docket 688, Page 964

APN: 409-35-0730

PROFFERS

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 409-35-0730
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? _____

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

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

2. SELLER'S NAME AND ADDRESS:

4J Investments Of AZ LLC, an Arizona limited liability company
1539 W San Ricardo Blvd
Tucson, AZ 85713

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

Camilo Valdez and Jacobo Valdez
5738 W Indian School Rd
Phoenix, AZ 85031

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

4. ADDRESS OF PROPERTY:

13236 W Hydrus Avenue
Eloy, AZ 85131

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

Camilo Valdez and Jacobo Valdez
5738 W Indian School Rd
Phoenix, AZ 85031

(b) Next tax payment due October 1, 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. _____

COUNTY OF RECORDATION PINAL
FEE NO 2024-045391
RECORD DATE 06/14/2024

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: \$ 170,000.00

11. DATE OF SALE (Numeric Digits): 06 14 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)
- f. Other financing; Specify: _____
- d. Seller Loan (Carryback)

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: _____

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 Exhibit "A"

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.

DWA L. CASTRO
Signature of Seller / Agent

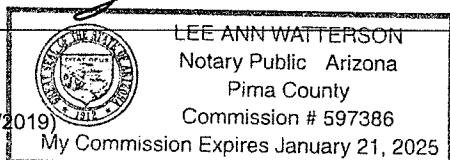
State of AZ, County of Pima

Subscribed and sworn to before me

on this 14 day June of, 2024

Notary Public

Notary Expiration Date



DOR FORM 82162 (02/2019)

Jacob Valdez
Signature of Buyer / Agent

State of AZ, County of Pima

Subscribed and sworn to before me on this

14 day June of, 2024

Notary Public

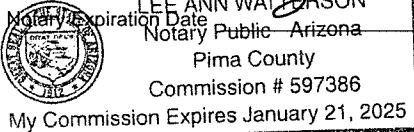


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