



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

ARECORDING REQUESTED BY  
WEST CENTRAL LAND, LLC

AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

NAME: CARLOS HERNANDEZ MORALES

STREET  
ADDRESS:  
8803 N 114<sup>TH</sup> AVE.

CITY, STATE &  
ZIP CODE  
PEORIA, AZ 85345

DATE/TIME: 06/25/2024 0822  
FEE: \$30.00  
PAGES: 1  
FEE NUMBER: 2024-047519

TITLE ORDER NO.

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We)

WEST CENTRAL LAND, LLC

Hereby remise, release and grants to

CARLOS HERNANDEZ MORALES

the following described real property in the City of ARIZONA CITY, County of PINAL  
State of Arizona, with the following legal description:

LOT 452 OF ARIZONA CITY UNIT 14, ACCORDING TO THE PLAT OF RECORD IN BOOK 17, PAGE 22, RECORDS OF PINAL  
COUNTY, ARIZONA.

APNs: 511-61-452

WEST CENTRAL LAND, LLC

6 21 24  
Date

Signature of Grantor

BEN HARRIS, MANAGING MEMBER  
Typed or Printed Name of Grantor

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 orange

On 6/21/2024 before me, Adam Arredondo NOTARY PUBLIC,  
(Date) (Name and title of the officer)

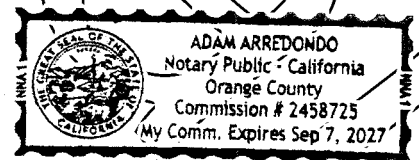
personally appeared Ben Harris, who proved to me on the basis of  
(Name of person signing)

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.

Signature of officer



MAIL TAX STATEMENT AS DIRECTED ABOVE

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 511 - 61 - 452 - \_\_\_\_\_  
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 CENTRAL LAND, LLC

1001 Avenida Pico #C-418

San Clemente, CA 92673

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

CARLOS M HERNANDEZ MORALES

8803 N 114TH AVE.

PEORIA, AZ 85345

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

If Yes, state relationship: \_\_\_\_\_

## 4. ADDRESS OF PROPERTY:

12228 W DIAZ DR.

ARIZONA CITY, AZ 85123

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

CARLOS M HERNANDEZ MORALES

8803 N 114TH AVE

PEORIA, AZ 85345

(b) Next tax payment due \_\_\_\_\_

## 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 \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date See Attached

DOR FORM 82162 (02/2019)

## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2024-047519  
RECORD DATE 06/25/2024

## 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: \$ 7500 00

11. DATE OF SALE (Numeric Digits): 4/2024  
Month / Year

12. DOWN PAYMENT \$ 0 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: \_\_\_\_\_

## 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):

WEST CENTRAL-LAND LLC, Ben Harris, AUTH. SIGNER

1001 Avenida Pico #C-418

San Clemente, CA 92673

949-424-9068

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

ARIZONA CITY UNIT 14 LOT 452

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 15 day of June 2024

Notary Public Mia Elazizi

Notary Expiration Date 02/11/2027



MIA ELAZIZI  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 646449  
Expires February 11, 2027

# JURAT

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

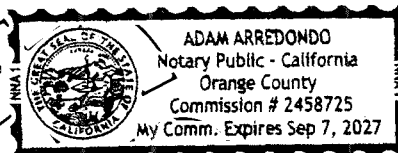
County of Orange

Subscribed and sworn to (or affirmed) before me on this 21 day of June,  
2024 by Ben Harris

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

Additional information

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.