

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
(Deed)

Gerald Szepesy and Natalie Szepesy, Husband and Wife, 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 July 4, 2024 and executed by Richard Edward Mucci, A Single Man, as Grantors, to Gerald Szepesy and Natalie Szepesy, Husband and Wife, as Community Property with Right of Survivorship, as Grantees, and which conveys certain premises described as:

Lot 32, TIERRA DEL SOL R.V. RESORT, according to Cabinet C, Slide 59, records of Pinal County, Arizona.

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: July 4, 2024

x

Gerald Szepesy

x

Natalie Szepesy

State of Canada }
PROVINCES } ss.
County of ALBERTA }

The foregoing instrument was acknowledged before me this 09 day of July, 2024, by Gerald Szepesy and Natalie Szepesy.

NOTARY PUBLIC

My commission expires:

IRENA SLOCUH
Barrister and Solicitor
Notary Public
For the Province of Alberta

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-73-0320
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Richard Edward Mucci
3914 N. Florence Blvd
Florence, AZ 85132

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

Gerald Szepesy and Natalie Szepesy
P.O. Box 149
Warburg, Alberta, Canada T0C 2T0

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

4. ADDRESS OF PROPERTY:

506 E. Fiesta Del Sol
Florence, AZ 85132

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

Gerald Szepesy and Natalie Szepesy
P.O. Box 149
Warburg, Alberta, Canada T0C 2T0

(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.

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2024-054815
RECORD DATE 07/22/2024

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: \$ 56,900.00

11. DATE OF SALE (Numeric Digits): 06 / 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: 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):

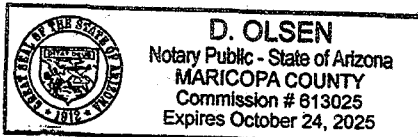
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Richard Mucci
Signature of Seller / Agent
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 5 day of July 2024
Notary Public [Signature]
Notary Expiration Date 10-24-25

X
Signature of Buyer / Agent
State of _____ County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

SIGNED IN COUNTERPART



AFFIDAVIT OF PROPERTY VALUE

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SIGNED IN COUNTERPART

Signature of Seller / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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 Phone: (480) 857-2100

18. LEGAL DESCRIPTION (attach copy if necessary):

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

X [Signature]
 Signature of Buyer / Agent
 State of ALBERTA, County of CANADA
 Subscribed and sworn to before me on this 06 day of June 2024
 Notary Public IRENA SLOGUH
 Notary Expiration Date 09
 IRENA SLOGUH
 Barrister and Solicitor
 Notary Public
 For the Province of Alberta

EXHIBIT "A"
Legal Description

Lot 32, TIERRA DEL SOL R.V. RESORT, according to Cabinet C, Slide 59, records of Pinal County, Arizona.

HomeLife