



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Minerva Duff
6113 W Sandpiper Way
Florence, AZ 85132

71607478-TOL

DATE/TIME: 08/21/2024 0851
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-063287

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

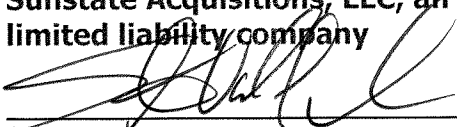
For the consideration of Ten Dollars, and other valuable consideration, I or we,
Sunstate Acquisitions, LLC, an Arizona limited liability company do/does hereby convey to
Minerva Duff, An Unmarried ^{Woman} ~~Man~~ and Tammy Torres, An Unmarried Woman
the following real property situated in Pinal County, 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.

The Grantor warrants the title against all persons whomsoever:

DATED: August 19, 2024

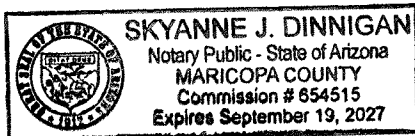
**Sunstate Acquisitions, LLC, an Arizona
limited liability company**




Steve Villarreal, Manager

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 19th day of August, 2024, by Sunstate Acquisitions, LLC, an Arizona limited liability company by Steve Villarreal, Manager.





NOTARY PUBLIC
My commission expires: 9.19.2027

Exhibit A

Lot 28, of ANTHEM AT MERRILL RANCH UNIT 52, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2017-069421 of Official Records.

WARRANTY DEED

ACCEPTANCE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (Deed)

Minerva Duff, An Unmarried ^{Woman} ~~Man~~ and Tammy Torres, An Unmarried Woman, 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 August 19, 2024 and executed by Sunstate Acquisitions, LLC, an Arizona limited liability company, as Grantors, to Minerva Duff, An Unmarried ~~Man~~ ^{Woman} and Tammy Torres, An Unmarried Woman, as Grantees, and which conveys certain premises described as: * Woman

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to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Community Property with Right of Survivorship, but as Joint Tenants 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 Joint Tenants with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Joint Tenants with Right of Survivorship.

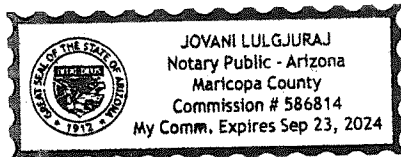
DATED: August 19, 2024

Minerva Duff *Tammy Torres*

Minerva Duff Tammy Torres

State of Arizona }
 } ss.
County of PINAL }

The foregoing instrument was acknowledged before me this 19 day of August, 2024, by Minerva Duff and Tammy Torres.



NOTARY PUBLIC
My commission expires: 09/23/2024

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-13-3880
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Sunstate Acquisitions, LLC, an Arizona limited liability company

2336 E. Inglewood St
Mesa, AZ 85213

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

Minerva Duff and Tammy Torres
1936 W. Ray Ln.
Apache Junction, AZ 85120

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

4. ADDRESS OF PROPERTY:

6113 W Sandpiper Way
Florence, AZ 85132

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

Minerva Duff and Tammy Torres
6113 W Sandpiper Way
Florence, AZ 85132

(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:

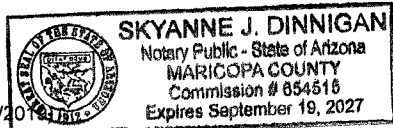
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member".
- c. To be used as a non-primary or secondary residence.

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 AZ, County of Maricopa
Subscribed and sworn to before me on this 9 day of Aug. 2024
Notary Public Suparna Datta
Notary Expiration Date 9-19-2027



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-063287
RECORD DATE 08/21/2024

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: \$ 375,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2024
Month / Year

12. DOWN PAYMENT \$ 225,000.00

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: None

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.
1550 E. Missouri Ave., Phoenix, AZ 85014
Phone: (602) 943-0184

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Executed in Counterpart

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

EXHIBIT "A"
Legal Description

Lot 28, of ANTHEM, AT MERRILL RANCH UNIT 52, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2017-069421 of Official Records.

HomeLife

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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 _____

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
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Minerva Duff and Tammy Torres
Signature of Buyer / Agent
State of ARIZONA, County of PINAL
Subscribed and sworn to before me on this 19 day of AUG. 2024
Notary Public _____
Notary Expiration Date 09/23/2024

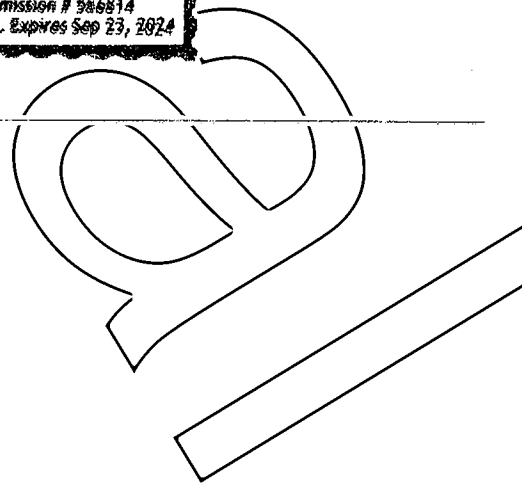
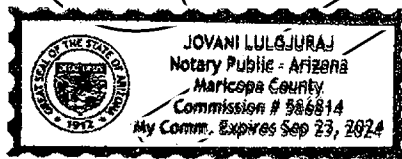


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