



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/27/2024 1059
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2024-064841

Recorded at the request of *Clear Title Agency of Arizona*

AND WHEN RECORDED MAIL TO:
Daniel Lambe, Natali  Lambe, and Jef Gazley
1933 S Monterey Dr
Apache Junction, AZ 85120

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 75240246-tg

WARRANTY DEED

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

Daisy Picazo, an unmarried woman and Shannon Stone, an unmarried man, as joint tenants with right of survivorship, the GRANTOR

does hereby convey to

Daniel Lambe and Natalie Lambe, husband and wife, as community property with right of survivorship and Jef Gazley, a single man, as joint tenants with right of survivorship, the GRANTEE,

the following real property situated in **PINAL** County, Arizona:

Lot 51, of SUPERSTITION HEIGHTS - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet B, Slide 137.

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 the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 75240246-tg

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof

Dated: August 5, 2024

Daisy Picazo
Daisy Picazo

Shannon Stone
Shannon Stone

STATE OF ARIZONA }
COUNTY OF Pinal } SS

Subscribed and sworn to before me this 23rd day of August 2024, by Daisy Picazo.

In witness whereof I hereunto set my hand and official seal.

Tiffany Page
Notary Public

My Commission Expires: 12/01/2025



STATE OF ARIZONA }
COUNTY OF Pinal } SS

Subscribed and sworn to before me this 23rd day of August 2024, by Shannon Stone.

In witness whereof I hereunto set my hand and official seal.

Tiffany Page
Notary Public

My Commission Expires: 12/01/2025



EXHIBIT A

Lot 51, of SUPERSTITION HEIGHTS - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet B, Slide 137.

Parcel no.: 102-42-0510-4

W
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/

Escrow No.: 75240246-tg

ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to that particular Warranty Deed dated August 5, 2024 by and between

Daisy Picazo and Shannon Stone, as Grantors, and

Daniel Lambe, Natalie Lambe, and Jef Gazley, as Grantees.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as joint tenants with right of survivorship and not as community property with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as community property with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as joint tenancy with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy with Right of Survivorship" together with such deed.

Dated: August 22, 2024

Daniel Lambe

Daniel Lambe

Natalie Lambe

Natalie Lambe

Jef Gazley

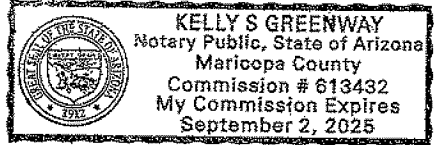
Jef Gazley

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

Subscribed and sworn to before me this 26 day of August, 2024, by Daniel Lambe and Natalie Lambe.

In witness whereof I hereunto set my hand and official seal.

Kelly S Greenway
Notary Public



My Commission Expires: 09/02/2025

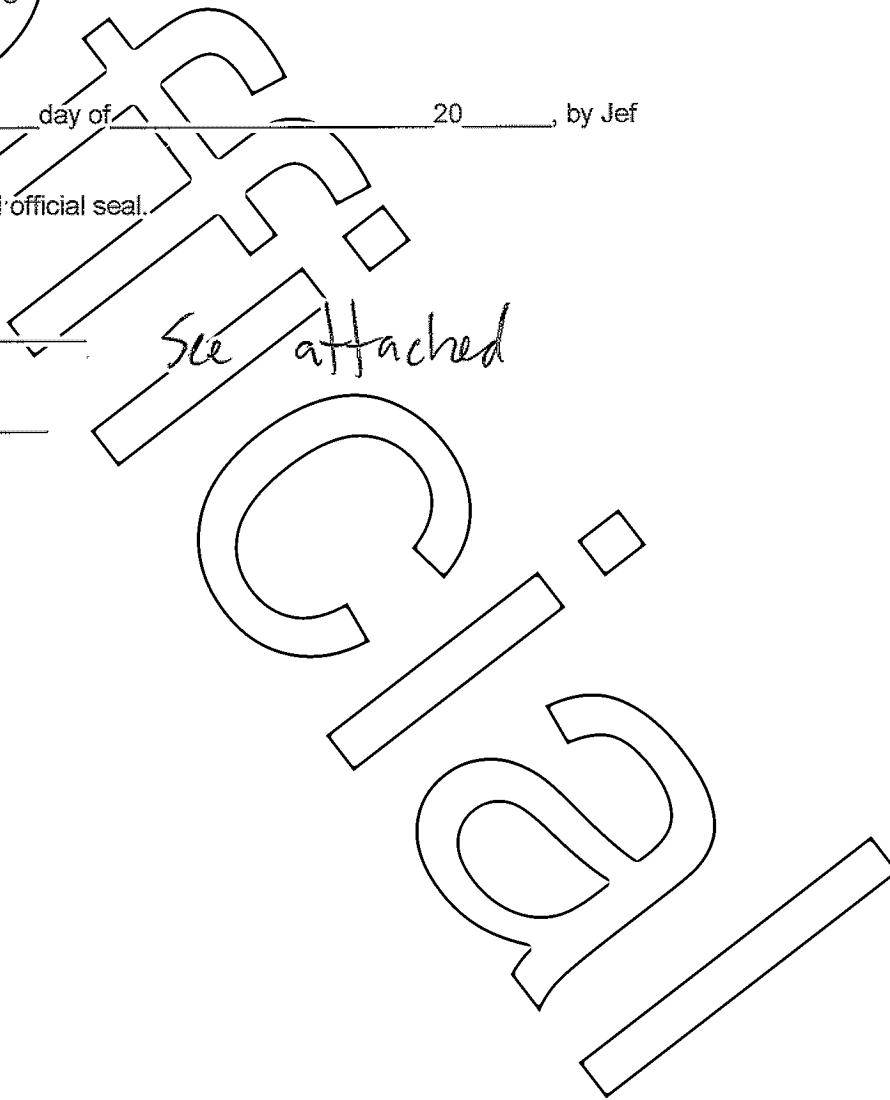
STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

Subscribed and sworn to before me this _____ day of _____, 20____, by Jef Gazley.

In witness whereof I hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

See attached



CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 San Diego }

On August 23, 2024 before me, Jordan Lacy Notary
Date Insert Name and Title of the officer

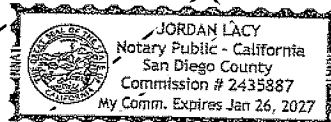
Public, personally appeared Jef Garley

Name(s) of Signer(s)

who proved to me on the basis of 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: [Handwritten Signature]

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____

- Corporate Officer – Title(s) _____
- Partner - Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signers Name: _____

- Corporate Officer – Title(s) _____
- Partner - Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-42-0510 4

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

Daisy Picazo and Shannon Stone
1933 S Monterey Dr
Apache Junction, AZ 85120

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

Daniel Lambe and Natalie Lambe and Jef Gazley
1526 N Ashland
Mesa, AZ 85203

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

4. ADDRESS OF PROPERTY:

1933 S Monterey Dr
Apache Junction, AZ 85120

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

Daniel Lambe and Natalie Lambe and Jef Gazley
1526 N Ashland
Mesa, AZ 85203

(b) Next tax payment due: April 1, 2025

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 Arizona, County of Pinal
Subscribed and sworn to before me on this 28th day of August, 2024
Notary Public _____
Notary Expiration Date 12/01/2025



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-064841
RECORD DATE 08/27/2024

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: \$ 341,000 00

11. DATE OF SALE (Numeric Digits): 08 / 2024
Month / Year

12. DOWN PAYMENT \$ 56,000 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: 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):

Clear Title Agency of Arizona
1075 S Idaho Rd Ste 106 B, Apache Junction, AZ 85119
(480)278-8475

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

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

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-42-0510 4
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) _____
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Daisy Picazo and Shannon Stone
1933 S Monterey Dr
Apache Junction, AZ 85120

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

Daniel Lambe and Natalie Lambe and Jef Gazley
1526 N Ashland
Mesa, AZ 85203

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

4. ADDRESS OF PROPERTY:

1933 S Monterey Dr
Apache Junction, AZ 85120

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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 _____
DOR FORM 30162 (02/2019)

FOR RECORDER'S USE ONLY

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

- a. Warranty Deed
- b. Special Warranty Deed
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Month / Year

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(1) Conventional
(2) VA
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briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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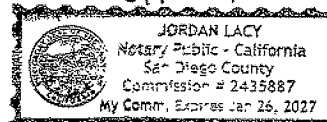
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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Clear Title Agency of Arizona
1075 S Idaho Rd Ste 106 B, Apache Junction, AZ 85119
(480)278-8475

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent _____
State of California County of San Diego
Subscribed and sworn to before me on this 23 day of August 2024
Notary Public _____
Notary Expiration Date 01/30/2027



Signed in Counterpart

EXHIBIT "A"

Lot 51, of SUPERSTITION HEIGHTS - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet B, Slide 137.

Superstition