



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 10/04/2024 1234

FEE: \$30.00

PAGES: 7

FEE NUMBER: 2024-076333

RECORDING REQUESTED BY:  
Great American Title Agency, Inc.

WHEN RECORDED MAIL TO:  
Andrea Nuno and Mario Alberto Nuno  
45987 W. Guilder Ave.  
Maricopa, AZ 85139

ESCROW NO.: 0192400252-ME

This area reserved for the County Recorder

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

**Michael Halpin and Wendy Halpin, husband and wife**

does hereby convey to

**Andrea Nuno and Mario Alberto Nuno, wife and husband**  
aka **Mario-Alberto S. Nuno**  
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 undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Order No.: 0192400252-ME  
Property Address: 45987 W. Guilder Ave., Maricopa, AZ 85139  
Warranty Deed  
Page 1 of 3

Dated: August 21, 2024.

GRANTOR(S):

Michael Halpin

SIGNED IN COUNTERPART

Wendy Halpin

State of ARIZONA

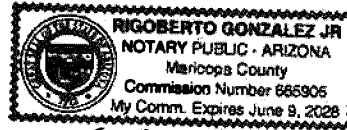
County of PINAL

Signed and sworn to before me the 23<sup>rd</sup> day of SEPTEMBER, 2024, by Michael Halpin and Wendy Halpin.

Notary Public

My commission expires: 6-9-2028

Affix stamp/seal:



Order No.: 0192400252-ME  
Property Address: 45987 W. Guilder Ave., Maricopa, AZ 85139  
Warranty Deed  
Page 2 of 3

SEPTEMBER 24, 2024  
Dated: August 21, 2024 - SB

GRANTOR(S):

SIGNED IN COUNTERPART

Michael Halpin

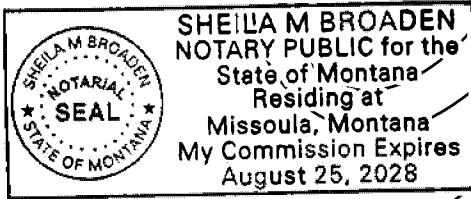
Wendy Halpin  
Wendy Halpin

State of MONTANA

County of MISSOULA

Signed and sworn to before me the 24 day of SEPTEMBER, 2024, by Michael Halpin and Wendy Halpin.

Sheila Broaden  
Notary Public  
My commission expires: 8-25-2028  
Affix stamp/seal:



**EXHIBIT "A"**

Lot 100, MARICOPA MEADOWS PARCEL 11, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 49.

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

Andrea Nuno and Mario Alberto Nuno, wife and husband 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 21, 2024, and executed by Michael Halpin and Wendy Halpin, husband and wife as Grantors, to Andrea Nuno and Mario Alberto Nuno, wife and husband as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common, not 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 such 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.

PROCESSED

Dated: August 21, 2024.

**Grantee(s):**

Andrea Nuno  
Andrea Nuno

Mario Alberto Nuno  
Mario Alberto Nuno

State of Arizona

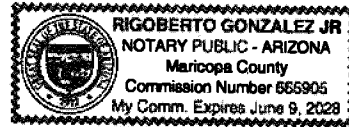
County of MARICOPA

Signed and sworn to before me the 4<sup>th</sup> day of OCTOBER, 2024, by Andrea Nuno and Mario Alberto Nuno.

Notary Public

My commission expires: 6-9-2028

Affix stamp/seal:



**VOID**

**EXHIBIT "A"**

Lot 100, MARICOPA MEADOWS PARCEL 11, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 49.

Order No.: 0192400252-ME  
Property Address: 45987 W. Guilder Ave., Maricopa, AZ 85139  
Acceptance of CPWROS-Deed



**EXHIBIT "A"**

Lot 100, MARICOPA MEADOWS PARCEL 11, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 49.

U  
M  
O  
F  
C  
S