



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 10/15/2024 1505
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-078793

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Chris Walton Montoya

7750 E. Big Meadow Drive
Tucson, AZ 85756

513-271511 - AE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration,

Enriquez Properties LLC an Arizona-limited liability company (hereafter "Grantor"), do/does hereby convey to

Chris Walton Montoya, a married man as his sole and separate property (hereafter "Grantee"), 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: October 9, 2024



125619-5-0

Enriquez Properties LLC an Arizona limited liability company

Ramon Antonio Lopez
Ramon Antonio Lopez

State of Arizona

County of Pinal

} ss.
}

*by Ramon Antonio Lopez Member/Manager

The foregoing instrument was acknowledged before me this 10th day of October, 2024 by Enriquez Properties LLC an Arizona limited liability.

Paulette A Van Pelt
NOTARY PUBLIC

My commission expires:

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO Warranty Deed

Date of Document: October 9, 2024/ Consisting of 3 pages

Parties to Document:

[Enriquez Properties LLC an Arizona limited liability company]

[Chris Walton Montoya]

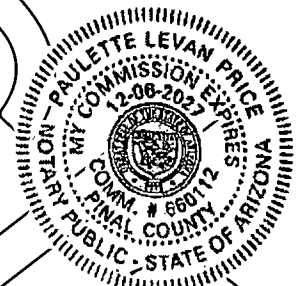


Exhibit A

Lot 12, Block 5, of KIMBERLEA ADDITION AMENDED, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 6 of Maps, Page 63.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 506-03-012
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:

Enriquez Properties LLC an Arizona limited liability company
3065 W. Cornman
Eloy, AZ 85131

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

Chris Walton Montoya
7750 E. Big Meadow Drive
Tucson, AZ 85756

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

4. ADDRESS OF PROPERTY:

513 East Manor Drive
Casa Grande, AZ 85122

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

Chris Walton Montoya
7750 E. Big Meadow Drive
Tucson, AZ 85756

(b) Next tax payment due March 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 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 2024-078793
RECORD DATE 10/15/2024

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: \$ 288,000.00

11. DATE OF SALE (Numeric Digits): 09 / 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 CWM
(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.
725 W. Via Rancho Sahuarita Road, Building 2 Sahuarita, AZ 85629.
Phone: (520) 625-9024

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.

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 _____

Signature of Buyer / Agent Chris Walton Montoya
State of AZ, County of Pinal
Subscribed and sworn to before me on this Oct day of 2024
Notary Public Shirina Galt
Notary Expiration Date 9/1/25

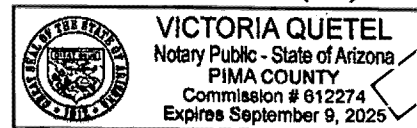


EXHIBIT "A"
Legal Description

Lot 12, Block 5, of KIMBERLEA ADDITION AMENDED, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 6 of Maps, Page 63.

WORLDWIDE

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Signature of Seller / Agent German Antonio Lopez

State of AZ, County of Pinal

Subscribed and sworn to before me on this 10 day of October 2024

Notary Public Raquel Lebron Pina

Notary Expiration Date 12-6-27

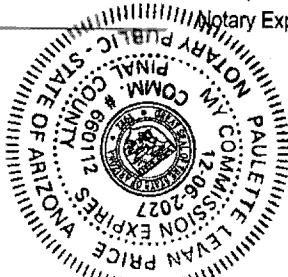
Signature of Buyer / Agent

State of SIGNED IN COUNTERPART

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____



Escrow No. 513-271511 - AE

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