



RECORDING REQUESTED BY:
First American Title Insurance Company
AND WHEN RECORDED MAIL TO:

Joel Salazar, Jr.
3830 N. Juniper Dr.
Eloy, AZ 85131

DATE/TIME: 10/25/2024 1454
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2024-082094

ESCROW NO.: 700-006391-JM
700-006391-JM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

T5 Construction, LLC, an Arizona Limited Liability Company

do/does hereby convey to

Joel Salazar, Jr., an unmarried man

the following real property situated in Pinal County, State of Arizona:

Lot 35, Block R, of TOLTEC / ARIZONA VALLEY UNIT THREE, PARCEL THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 2 and in Book 11 of Maps, Pages 6 and 7.

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: October 22, 2024

Grantors:

T5 Construction, LLC, an Arizona Limited Liability Company

BY: Mauricio Teran
Mauricio Teran
Member

BY: Marco A. Teran
Marco A. Teran
Member

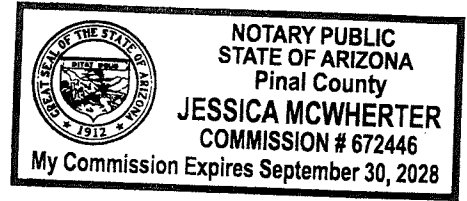
Escrow No.: 700-006391-JM

State of Arizona)ss:
County of Pinal

On this 23rd day of October, 2024 before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared

Mauricio Teran, as Member of T5 Construction, LLC, an Arizona
Limited Liability Company
personally known to me (or 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
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP



Notary Public: [Signature]

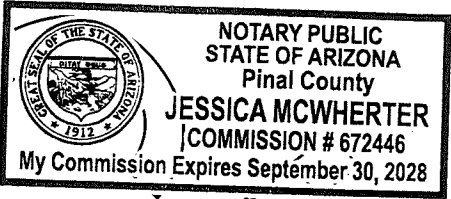
My Commission Expires: 9/30/2028

State of Arizona)ss:
County of Pinal

On this 24th day of October, 2024 before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared

Marco A. Teran, as Member of T5 Construction, LLC, an Arizona
Limited Liability Company
personally known to me (or 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
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP



Notary Public: [Signature]

My Commission Expires: 9/30/2028

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 404-08-1410

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)

COUNTY OF RECORDATION PINAL
FEE NO 2024-082094
RECORD DATE 10/25/2024

2. SELLER'S NAME AND ADDRESS

T5 Construction, LLC
45312 W. Portabello Road
Maricopa, AZ 85139

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

- a. [X] Warranty Deed d. [] Contract or Agreement
b. [] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$ 319000 00

11. DATE OF SALE (Numeric Digits): 10 / 2024
Month / Year

12. DOWN PAYMENT \$ 5778 00

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

Joel Salazar, Jr.
315 W 3rd Pl
Eloy, AZ 85131

13. METHOD OF FINANCING:

- a. [] Cash (100% of Sale Price) e. [X] New loan(s) from financial institution:
(1) [] Conventional
(2) [] VA
(3) [X] FHA
b. [] Barter or trade
c. [] Assumption of existing loan(s)
d. [] Seller loan (Carryback) f. [] Other financing; Specify:

4. ADDRESS OF PROPERTY:

3830 N. Juniper Drive
Eloy, AZ 85131

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 [X]
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property:

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

Joel Salazar, Jr.
3830 N. Juniper Drive
Eloy, AZ 85131

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

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

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. [] Vacant Land f. [] Commercial or Industrial Use
b. [X] Single Family Residence g. [] Agricultural
c. [] Condo or Townhouse h. [] Mobile or Manufactured Home
[] Affixed [] Not Affixed
d. [] 2-4 Plex i. [] Other Use; Specify:
e. [] Apartment Building

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar / energy devices, energy efficient building components, renewable energy systems or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes [] No [X]
If Yes, briefly describe the solar / energy efficient components:

7. RESIDENTIAL BUYER'S USE: If you checked b, c, or e above, please check one of the following:

- a. [X] 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" and "secondary residence" and "family member."

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

First American Title Insurance Company
442 W. Kortsen Road, Suite 101
Casa Grande, AZ 85122

8. If you checked e or f in Item 6 above, indicate the number of units for Apartments, Motels / Hotels, Mobile Home / RVs:

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

THE UNDERSIGNED BEING DULY SWORN, ON OATH, DECLARES 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 Pinal

Subscribed and sworn to before me on this 23rd day of October 2024

Notary Public

Notary Expiration Date 9/30/2028

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 25th day of October 2024

Notary Public

Notary Expiration Date 03/17/26

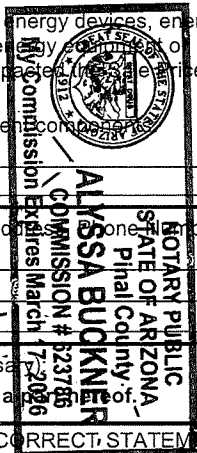
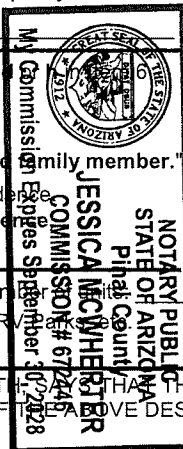


EXHIBIT "A"

Lot 35, Block R, of TOLTEC / ARIZONA VALLEY UNIT THREE, PARCEL THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 2 and in Book 11 of Maps, Pages 6 and 7.

