



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 11/21/2024 1513

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-089958

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

AND WHEN RECORDED MAIL TO:

Shirley Lomax
44098 W Palo Teca Rd
Maricopa, AZ 85138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 30240970-jf

WARRANTY DEED

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

Ariana Hopkins and Brandon Hopkins, wife and husband, the GRANTOR

does hereby convey to

Shirley Lomax, a single woman, the GRANTEE,

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

Lot 351, of PALO BREA, according to Cabinet E, Slide 196, records of Pinal County, Arizona.

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.

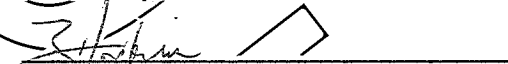
See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 30240970-jf

Signatures and Notary Acknowledgment Page

Dated: November 19, 2024


Ariana Hopkins


Brandon Hopkins

STATE OF ARIZONA }
}

COUNTY OF YAVAPAI }
}

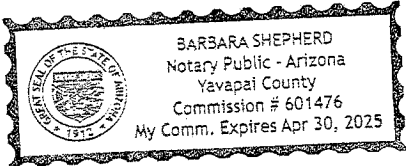
SS

Subscribed and sworn to before me this 19th day of November 20 24, by Ariana Hopkins and Brandon Hopkins.

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


Notary Public

My Commission Expires: 04/30/2025



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AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-10-3510 8

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

Ariana Hopkins and Brandon Hopkins

44098 W Palo Teca Rd

Maricopa, AZ 85138

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

Shirley Lomax

1804 Garnet Ave #329

San Diego, CA 92109

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

44098 W Palo Teca Rd

Maricopa, AZ 85138

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

Shirley Lomax

44098 W Palo Teca Rd

Maricopa, AZ 85138

(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 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.

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 _____

DOR FORM 82162 (02/2019)

COUNTY OF RECORDATION FEE NO RECORD DATE

PINAL 2024-089958 11/21/2024

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: \$ 320,000 00

11. DATE OF SALE (Numeric Digits): 11 / 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 (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 1530 E Williams Field Rd Ste 110, Gilbert, AZ 85295 (480)278-8430

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 CA Certificate Attached

Notary Expiration Date _____

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San Diego, CA 92109

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- c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
- d. 2-4 Plex i. Other Use; Specify:
- e. Apartment Building

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FOR RECORDER'S USE ONLY

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\$ 00 AND
briefly describe the Personal Property:

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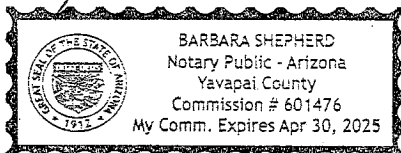
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signed in Counterpart

Signature of Seller / Agent
State of ARIZONA, County of YAVAPAI
Subscribed and sworn to before me on this 19th day of NOV, 20 24
Notary Public Barbara Shepherd
Notary Expiration Date 04/30/2025

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

DOR FORM 82162 (02/2019)



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

Subscribed and sworn to (or affirmed) before me on this 19th day of November, 2024, by
Date Month Year

(1) Shirley Lomax

(and (2) _____)

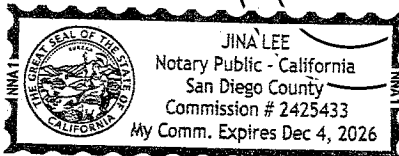
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

Signature of Notary Public

Place Notary Seal and/or Stamp Above



OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment 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: _____

EXHIBIT "A"

Lot 351, of PALO BREÁ, according to Cabinet E, Slide 196, records of Pinal County, Arizona.

U
M
O
F
C
S