



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 12/16/2024 0836

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-095649

at the request of **Pioneer Title Agency, Inc.**

When recorded mail to

**Corinne Elise Bocchino  
4057 E. Citrine Rd.  
San Tan Valley, AZ. 85143**

**77302774-V14**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

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

**Ryan A. Rivas, An Unmarried Man, who acquired title as a married man as his sole and separate property**

do/does hereby convey to

**Corinne Elise Bocchino, A Single Woman**

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

Lot 442, THE VILLAGE AT COPPER BASIN UNIT 5A, according to Cabinet G, Slide 140, and Affidavit of Correction recorded in Fee No. 2007-054065, 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.

The Grantor warrants the title against all persons whomsoever.


DATED: November 11, 2024

**See following page for signature and notarization**

Ryan A. Rivas  
Ryan A. Rivas

State of Arizona }  
                          } ss.  
County of Maricopa }

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 2024 by **Ryan A. Rivas.**

 **VICKI S. LAMBERT**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 648808  
Expires June 30, 2029

Vicki S. Lambert  
NOTARY PUBLIC  
My commission expires: 6-30-27

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: November 11, 2024 / Consisting of 2 pages  
Parties to Document:  
Corinne Elise Bocchino  
Ryan A. Rivas

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-84-4420  
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:

Ryan A. Rivas  
4057 E. Citrine Rd.  
San Tan Valley, AZ 85143

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

Corinne Elise Bocchino  
28241 N. Quartz Way  
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

4057 E. Citrine Rd.  
San Tan Valley, AZ 85143

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

Corinne Elise Bocchino  
4057 E. Citrine Rd.  
San Tan Valley, AZ 85143

(b) Next tax payment due 4/2025

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.

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]  
Signature of Seller / Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 10 day of December, 2024  
Notary Public Vicki S. Lambert  
Notary Expiration Date 6-30-27

[Signature]  
Signature of Buyer / Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 10 day of December, 2024  
Notary Public Vicki S. Lambert  
Notary Expiration Date 6-30-27



**VICKI S. LAMBERT**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 648801  
Expires June 30, 2027

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2024-095649  
RECORD DATE 12/16/2024

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: \$ 385,000.00

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

12. DOWN PAYMENT \$ 13,475.00

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):

Pioneer Title Agency, Inc.  
22719 S. Ellsworth Rd., Building C2, Suite 103, Queen Creek, AZ 85142.  
Phone: (480) 987-2150

18. LEGAL DESCRIPTION (attach copy, if necessary):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**



**VICKI S. LAMBERT**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 648801  
Expires June 30, 2027

**EXHIBIT "A"**  
**Legal Description**

Lot 442, THE VILLAGE AT COPPER BASIN UNIT 5A, according to Cabinet G, Slide 140, and Affidavit of Correction recorded in Fee No. 2007-054065, records of Pinal County, Arizona.

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