

RECORDING REQUESTED BY:
Magnus Title Agency LLC



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 01/31/2025 0910
FEE: \$30.00
PAGES: 8
FEE NUMBER: 2025-007285

AND WHEN RECORDED, MAIL TO
Luis A. Gonzalez and Jasmine R. Fernandez
1044 East Stardust Way
San Tan Valley, AZ, 85143

ESCROW NO.: 831-28071-DH

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Luis A Gonzalez aka Luiz A Gonzalez, an unmarried man and Victor Perez aka Victor Perez
Molina, a married man as his sole and separate property as joint tenants with right of
survivorship

do/does hereby convey to
Luis A. Gonzalez, an unmarried man, and Jasmine R. Fernandez, an unmarried woman

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

SIGNATURE PAGE FOLLOWS

Exempt Per ARS § 11-1134 B ³

Dated this 17th day of January, 2025.

Signed in Counterpart

Luis A Gonzalez aka Luiz A Gonzalez

Victor Perez aka Victor Perez Molina

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 17th day of ~~JANUARY~~, 2025, before me personally appeared Luis A Gonzalez aka ~~Luiz A Gonzalez~~ and Victor Perez aka Victor Perez Molina, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]

Notary Public

My Commission Expires: 09/02/2025



EXHIBIT "A"
Legal Description

LOT 496, OF RANCHO BELLA VISTA UNIT 2, ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET E, SLIDE 39.

WARRANTY DEED

RECORDING REQUESTED BY:
Magnus Title Agency LLC

AND WHEN RECORDED MAIL TO
Luis A. Gonzalez and Jasmine R. Fernandez
1044 East Stardust Way
San Tan Valley, AZ 85143

ESCROW NO.: 831-28071-DH

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Luis A Gonzalez aka Luiz A Gonzalez, an unmarried man and Victor Perez aka Victor Perez
Molina, a married man as his sole and separate property as joint tenants with right of
survivorship

do/does hereby convey to
Luis A. Gonzalez, an unmarried man, and Jasmine R. Fernandez, an unmarried woman

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

SIGNATURE PAGE FOLLOWS

Exempt Per ARS § 11-1134 B-3

Dated this 17th day of January, 2025.


Luis A Gonzalez aka Luiz A Gonzalez

Signed in Counterpart

Victor Perez aka Victor Perez Molina

STATE OF ARIZONA ^{aka Pinal}
COUNTY OF MARICOPA

On this 27 day of January, 2025, before me personally appeared Luis A Gonzalez aka Luiz A Gonzalez and ~~Victor Perez aka Victor Perez Molina~~ ^{aka}, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]


Notary Public

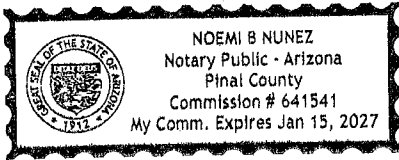


EXHIBIT "A"
Legal Description

LOT 496, OF RANCHO BELLA VISTA UNIT 2, ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET E, SLIDE 39.

ESCROW NO.: 831-28071-DH

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN WARRANTY DEED DATED January 17, 2025, Wherein

**Luis A Gonzalez aka Luiz A Gonzalez, an unmarried man and Victor Perez aka Victor Perez
Molina, a married man as his sole and separate property**

as Grantors, convey to


Luis A. Gonzalez, an unmarried man, and Jasmine R. Fernandez, an unmarried woman

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

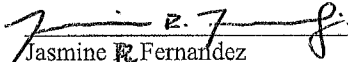
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as tenants in common.

Dated: 01/17/2025



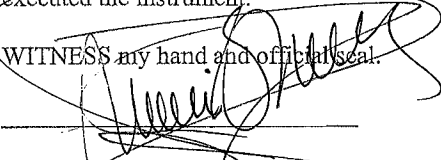
Luis A. Gonzalez



Jasmine R. Fernandez

State of Arizona
County of Pinal

On January 27, 2025, before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Luis A. Gonzalez and Jasmine R. Fernandez 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

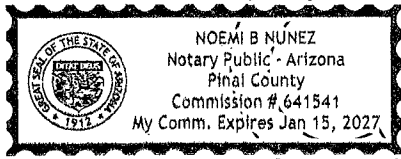


EXHIBIT "A"
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LOT 496, OF RANCHO BELLA VISTA UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 39.