



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Dana Lewis
Electronically Recorded

DATE/TIME: 03/25/2025 0834
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2025-022318

RECORDING REQUESTED BY:
Parkway Title Agency

AND WHEN RECORDED MAIL TO:
Joan Acosta and Carlos Acosta
10630 W Arica Rd
Casa Grande, AZ 85193

ESCROW NO.: **AZ-25020063-CMP**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

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

WJH SALES OF AZ LLC, an Arizona limited liability company

do/does hereby convey to

Joan Acosta and Carlos Acosta, wife and husband, as community property with right of survivorship

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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: March 25, 2025

Accepted and approved:

GRANTEE(S):

Joan Acosta
Joan Acosta

Carlos Acosta
Carlos Acosta

STATE OF ARIZONA

COUNTY OF *Maricopa*

The foregoing instrument was acknowledged before me this ^{21st} 25th of March, 2025, by Joan Acosta and Carlos Acosta, wife and husband

Brandi Brown
Notary Public

My Commission Expires: *March 12, 2027*

(SEAL)



BRANDI BROWN

GRANTOR(S):

WJH SALES OF AZ LLC, an Arizona limited liability company

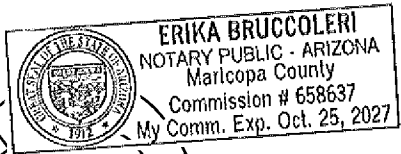
BY: [Signature]
Authorized Signer

STATE OF ARIZONA
County of MARICOPA

The foregoing instrument was acknowledged before me this 24 day of MARCH
2025 by Brittany Ramage, Authorized Signatory of WJH SALES OF AZ LLC, an Arizona limited
liability Company.

[Signature]
Notary Public

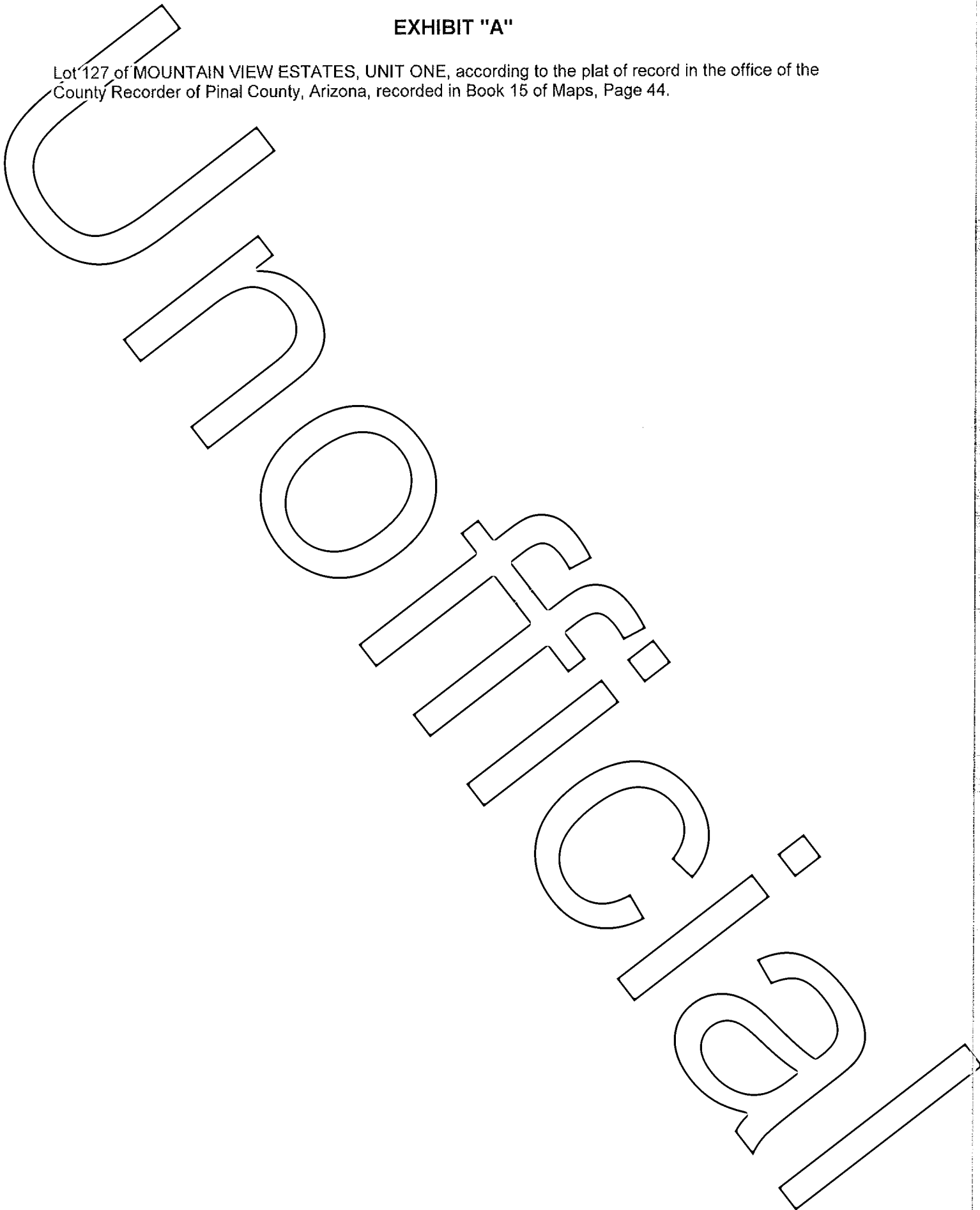
My Commission Expires: 10.25.27



WJH SALES OF AZ LLC

EXHIBIT "A"

Lot 127 of MOUNTAIN VIEW ESTATES, UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 44.



**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Joan Acosta and Carlos Acosta, wife and husband, as community property with right of survivorship each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated March 25, 2025, and executed by **WJH SALES OF AZ LLC, an Arizona limited liability company** as Grantors, to **Joan Acosta and Carlos Acosta, wife and husband, as community property with right of survivorship** as Grantees, and which conveys certain premises described as:

See Exhibit "A" attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: March 19, 2025

GRANTEE(S):

Joan Acosta
Joan Acosta

Carlos Acosta
Carlos Acosta

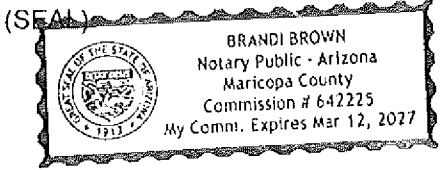
STATE OF ARIZONA

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 21st of March, 2025, by Joan Acosta and Carlos Acosta, wife and husband

Brandi Brown
Notary Public

My Commission Expires: March 12, 2027



FOR NOTARY SEAL OR STAMP

ESCROW NO.: AZ-25020063-CMP

EXHIBIT "A"

Lot 127 of MOUNTAIN VIEW ESTATES, UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 44.

Mountain View Estates

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2025-022318
RECORD DATE 03/25/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 511-52-1270
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) _____

2. SELLER'S NAME AND ADDRESS
WJH SALES OF AZ LLC, an Arizona limited liability company
2325 Lakeview Parkway, Suite 600
Alpharetta, GA 30009

3. (a) BUYER'S NAME AND ADDRESS:
Joan Acosta and Carlos Acosta
2460 N 62nd St
Mesa, AZ 85215

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

4. ADDRESS OF PROPERTY:
10630 W Arica Rd
Casa Grande, AZ 85193

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Joan Acosta and Carlos Acosta
10630 W Arica Rd
Casa Grande, AZ 85193
(b) Next tax payment due: October 1, 2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
i. Other Use; Specify:
d. 2-4 Plex
e. Apartment Building

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.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$ 284,998 00

11. DATE OF SALE (Numeric Digits): 02 / 2025
Month / Year

12. DOWN PAYMENT \$ 5,163 00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller loan (Carryback) (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):
Parkway Title Agency
7702 E Doubletree Ranch Road, Suite 240
Scottsdale, AZ 85258

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.

Signature of Seller / Agent
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 24 day of March 2025
Notary Public
Notary Expiration Date 10.25.27

Signature of Buyer / Agent
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 21 day of March 2025
Notary Public
Notary Expiration Date March 12, 2027

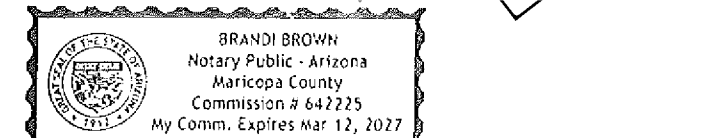


EXHIBIT "A"

Lot 127 of MOUNTAIN VIEW ESTATES, UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 44.

MOUNTAIN VIEW ESTATES