



DATE/TIME: 04/15/2025 1232
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-029344

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WHEN RECORDED MAIL TO:
Mr. & Mrs. Ismael Ruiz Renteria
2325 W. Tollan Dr.
Eloy, AZ

COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP DEED

For the consideration of Ten and 00/100 Dollars, and other valuable consideration, I, JOSE RICARDO MONZON ZAZUETA, an unmarried man

Do hereby convey to ISMAEL RUIZ RENTERIA and MARIA TRINIDAD CORTEZ SILVA, husband and wife as community property with right of survivorship the following described real property situated in Pinal County, State of Arizona;

Lot 12, Block F, of TOLTEC ARIZONA VALLEY UNIT TWENTY-EIGHT,
according to the office of the county Recorder of Pinal County Arizona, recorded
in Book 13 of Maps, Page 68 * ARIZONA

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens covenants, conditions and restrictions as may appear of record.

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

The grantees by signing the acceptance below evidence their intention to acquire said premises as community property with the right of survivorship, and not as joints tenants with the right of survivorship or as tenants in common.

Dated: April 14, 2025

Accepted and approved:

Grantees

Grantors

ISMAEL RUIZ
Ismael Ruiz Renteria

Jose R. Monzon Zazueta
Jose Ricardo Monzon Zazueta

Maria-trinidadcortez silva
Maria Trinidad Cortez Silva

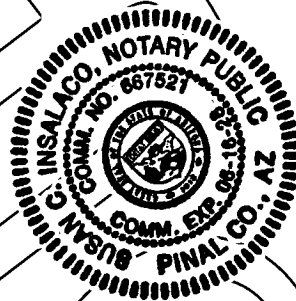
Type of Document: CPWROS DEED
Date of Document: April 14, 2025
Number of Pages in Document: 2

STATE OF ARIZONA
COUNTY OF PINAL

This instrument was acknowledged before me this 14th day of April, 2025 by Jose Ricardo Monzon Zazueta, Ismael Ruiz Renteria, and Maria Trinidad Cortez Silva

Signature Susan C. Insalaco
Susan C. Insalaco, Notary

My Commission Expires: June 16, 2028



AFFIDAVIT OF PROPERTY VALUE

For Recorder's use only

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 403 - 07 - 142

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split/divided?

Check one: Yes ___ No X

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

- (1) _____ (3) _____
- (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Jose Ricardo Monzon Zazueta
 1007 W. Main St.#3
 Mesa, AZ 85201

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

Ismael Ruiz Renteria and Maria Trinidad Cortez Silva
 3325 W. Tollan Dr.
 Eloy, AZ 85131

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

If yes, state relationship: _____

4. ADDRESS OF PROPERTY:

3515 N. Rio Dr.
 Eloy, AZ 85131

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

Ismael Ruiz Renteria
 2325 W. Tollan Dr.
 Eloy, AZ 85131

(b) Next tax payment due _____

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

- a. X 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
MENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE

Signature of Seller/Agent: Jose Ricardo Monzon Zazueta
 State of Arizona, County of PINAL
 Subscribe and sworn to before me on this 16 day of April, 2025
 Notary Public: Austin Sosa
 Notary Expiration Date June 16, 2028

COUNTY OF RECORDATION PINAL
 FEE NO 2025-029344
 RECORD DATE 04/15/2025

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. X Community Prop WROS

10. SALE PRICE: \$ 4,000.00

11. DATE OF SALE (Numeric Digits): 04/2025
Month/Year

12. DOWN PAYMENT \$ _____ 00

13. METHOD OF FINANCING:

- a. X Cash (100% of Sale Price)
- b. ___ Barter or trade
- c. ___ Assumption of existing loan(s)
- d. X 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 X 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 X
- If Yes, briefly describe the solar/energy efficient components: _____

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

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 12, Block F, of TOLTEC ARIZONA VALLEY UNIT TWENTY-EIGHT

THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATE-
ABOVE PROPERTY.

Signature of Notary: Austin Sosa
 State of Arizona, County of PINAL
 Subscribe and sworn to before me on this 15 day of April, 2025
 Notary Public: Austin Sosa
 Notary Expiration Date June 16, 2028