



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 04/15/2025 1254  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2025-029365

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**Mapendo Gubandja**  
**Josephine Baeni**  
**2501 W Morton Ave #6**  
**Phoenix, AZ 85051**

73607160-KDP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,  
Chi Nguyen, An Unmarried Woman and Thieu Kim Giang, An Unmarried Man, as Joint Tenants with  
Right of Survivorship do/does hereby convey to  
Mapendo Gubandja, A Single Woman and Josephine Baeni, A Single Woman  
the following real property situated in Pinal County, Arizona:  
Lot 230, of MCCARTNEY RANCH PARCEL 6, according to the plat of record in the office of the County  
Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 70.

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.

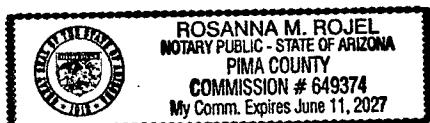
DATED: April 9, 2025

\_\_\_\_\_  
**Chi Nguyen**

\_\_\_\_\_  
**Thieu Kim Giang**

State of Arizona        }  
                                  } ss.  
County of Pinal        }

The foregoing instrument was acknowledged before me this 10 day of April, 2025, by Chi Nguyen and  
Thieu Kim Giang.



\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: June 11, 2027

ACCEPTANCE OF JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
(Deed)

Mapendo Gubandja, A Single Woman and Josephine Baeni, A Single Woman, 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 April 9, 2025 and executed by Chi Nguyen, An Unmarried Woman and Thieu Kim Giang, An Unmarried Man, as Joint Tenants with Right of Survivorship, as Grantors, to Mapendo Gubandja, A Single Woman and Josephine Baeni, A Single Woman, as Grantees, and which conveys certain premises described as: Lot 230, of MCCARTNEY RANCH PARCEL 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 70.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Community Property with Right of Survivorship, but as Joint Tenants 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 Joint Tenants with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Joint Tenants with Right of Survivorship.

DATED: April 9, 2025

*[Signature]*

Mapendo Gubandja

*[Signature]*

Josephine Baeni

State of Arizona }  
                                  } ss.  
County of Maricopa }

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2025, by Mapendo Gubandja and Josephine Baeni.



*[Signature]*  
NOTARY PUBLIC  
My commission expires: 12/2/2026

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-78-4060  
 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:

Chi Nguyen and Thieu Kim Giang  
5207 N. Tributary Dr.  
Tucson, AZ 85705

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

Mapendo Gubandja and Josephine Baeni  
2501 W Morton Ave, #6  
Phoenix, AZ 85051

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

4. ADDRESS OF PROPERTY:

940 E Penny Ln  
Casa Grande, AZ 85122

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

Mapendo Gubandja and Josephine Baeni  
2501 W Morten Ave Apt 6  
Phoenix, AZ 85051

(b) Next tax payment due 10/2025

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 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
 FEE NO 2025-029365  
 RECORD DATE 04/15/2025

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: \$ 359,900.00

11. DATE OF SALE (Numeric Digits): 03 / 2025  
 Month / Year

12. DOWN PAYMENT \$ 6,520.00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 f.  Other financing; Specify: \_\_\_\_\_  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)

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.  
17235 N 75th Avenue, Suite D-135, Glendale, AZ 85308  
 Phone: (623) 536-7688

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 Pima

Subscribed and sworn to before me on this 10 day of April 2025

Notary Public Rosanna

Notary Expiration Date June 11, 2027



Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 14 day of April 2025

Notary Public Sandra Bay

Notary Expiration Date November 14, 2028



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

Lot 230, of MCCARTNEY RANCH PARCEL 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 70.

HomeLife