



DATE/TIME: 05/27/2025 1426
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2025-042672

RECORDING REQUESTED BY:

Chicago Title Agency, Inc.

WHEN RECORDED MAIL TO:

Olivia Bunton, Miguel Lorenzo Martin and Laura J
Schenberg
40049 W Hopper Dr
Maricopa, AZ 85138-6752

Escrow No.: CT354250202-MTS
APN: 512-49-048

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

Pedro Amador Marquez, a married man as his sole and separate property

does hereby convey to

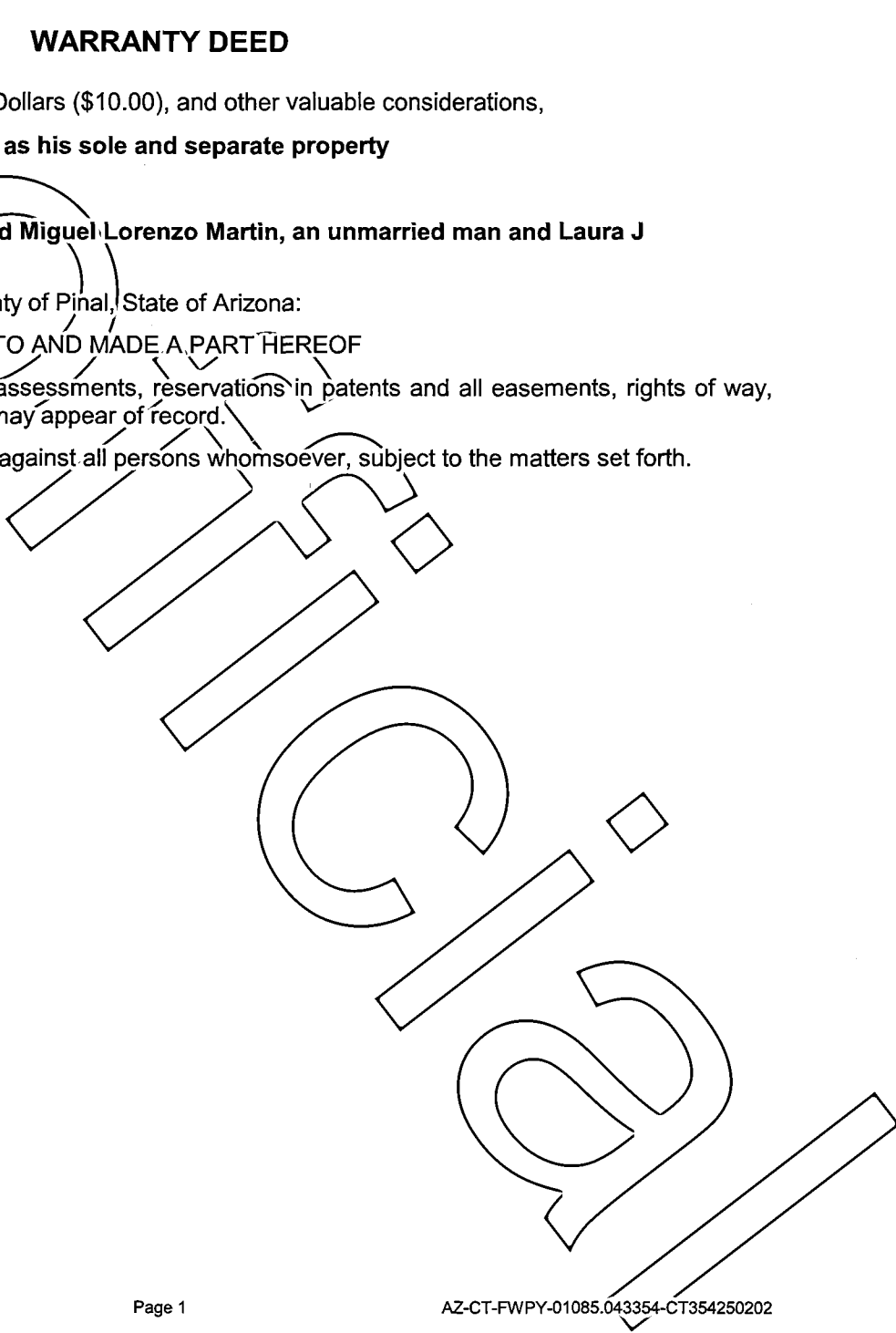
Olivia Bunton, an unmarried woman and Miguel Lorenzo Martin, an unmarried man and Laura J Schenberg, an unmarried woman

the following real property situated in County of Pinal, State of 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, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.



WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 9, 2025

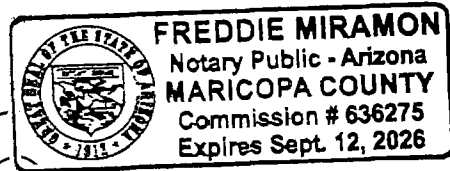
Pedro A. Marquez
Pedro Amador Marquez

State of ARIZONA

County of PINAL

This instrument was acknowledged before me on this 22nd day of May, 2025, by Pedro Amador Marquez, a married man as his sole and separate property.

Freddie Miramon
Notary Public
My Commission Expires:



[SEAL]

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

Escrow No.: CT354250202-MTS

Olivia Buntun, an unmarried woman and Miguel Lorenzo Martin, an unmarried man and Laura J Schenberg, an unmarried woman each state that:

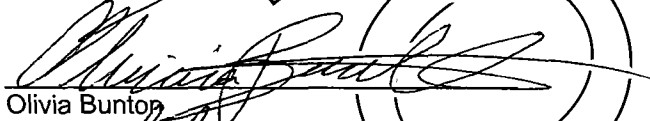
We are, the Grantees, Mortgagees, or Beneficiaries named in the certain Warranty Deed.

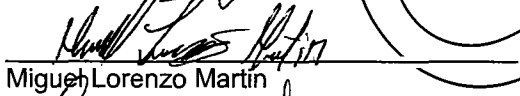
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

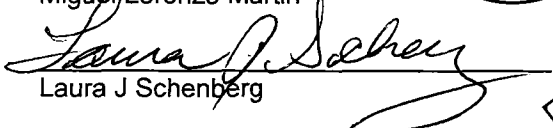
Each of them, individually and jointly as such Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as joint tenants with right of survivorship and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Joint Tenancy" they direct and authorize Escrow Agent to attach this "Acceptance of Joint Tenancy" to the deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Olivia Buntun


Miguel Lorenzo Martin


Laura J Schenberg

FORGERS

ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
FOR BUYER
(continued)

STATE OF AZ
COUNTY OF Maricopa

On the 23rd day of May, 2025, before me, a Notary Public in and for said State, personally appeared Olivia Bunton.

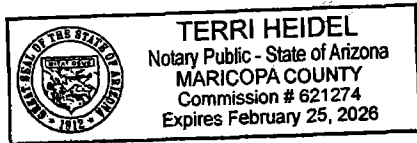
Witness my hand and seal

[Signature]

Notary Public

My Commission Expires: 2-25-2026

(SEAL)



STATE OF AZ
COUNTY OF Maricopa

On the 23rd day of May, 2025, before me, a Notary Public in and for said State, personally appeared Miguel Lorenzo Martin.

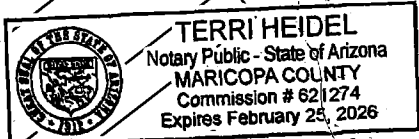
Witness my hand and seal

[Signature]

Notary Public

My Commission Expires: 2-25-2026

(SEAL)



STATE OF AZ
COUNTY OF Maricopa

On the 23rd day of May, 2025, before me, a Notary Public in and for said State, personally appeared Laura J Schenberg.

Witness my hand and seal

[Signature]

Notary Public

My Commission Expires: 2-25-2026



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 512-49-048

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 48, of Final Plat for Parcel 24 At Homestead North, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 131, and Affidavit of Correction recorded in Recording No: 2007-029433, of official records.

Excepting therefrom all Mineral substances and associated rights as described therein, as conveyed to DRH Energy, Inc., a Colorado corporation, recorded January 30, 2013 in Recording No: 2013-007956, of official records.

DRH Energy, Inc.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-49-048
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:

Pedro Amador Marquez
456 E Millett Ave
Mesa, AZ 85204

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

Olivia Bunton, Miguel Lorenzo Martin, and Laura J Schenberg
41048 W Patricia Ln
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

40049 W Hopper Dr
Maricopa, AZ 85138-6752

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

Olivia Bunton Miguel Martin, Laura Schenberg
40049 W Hopper Dr
Maricopa, AZ 85138-6752

(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
 Affixed Not Affixed
- d. 2-4 Plex i. Other Use, Specify: _____
- 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.

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.

Pedro A Marquez
Signature of Seller / Agent

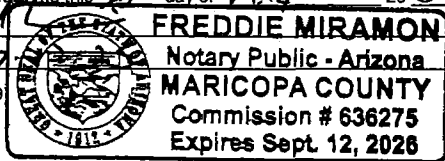
State of Arizona County of Maricopa

Subscribed and sworn to before me this 23rd day of May 2025

Notary Public Freddie Miramon

Notary Expiration Date _____

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-042672
RECORD DATE 05/27/2025

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: \$ 344,900 00

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

12. DOWN PAYMENT \$ 6,248 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade f. Other financing; Specify: _____
- 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):
Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED LEGAL DESCRIPTION

[Signature]
Signature of Buyer / Agent

State of AZ County of Maricopa

Subscribed and sworn to before me this 23 day of May, 2025

Notary Public [Signature]

Notary Expiration Date 2.25.2026



LEGAL DESCRIPTION

For APN/Parcel ID(s): 512-49-048

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 48, of Final Plat for Parcel 24 At Homestead North, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 131, and Affidavit of Correction recorded in Recording No: 2007-029433, of official records.

Excepting therefrom all Mineral substances and associated rights as described therein, as conveyed to DRH Energy, Inc., a Colorado corporation, recorded January 30, 2013 in Recording No: 2013-007956, of official records.