



DATE/TIME: 06/11/2025 1419  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2025-047378

Recording requested by:  
Assurance Title Agency, AZ

After Recording, Return To:  
Nicholas Robinson

File Number: DA-2542  
Parcel ID:

## Warranty Deed

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

**Antone C. Picchetti and Sandra L. Picchetti, husband and wife, and Nicolette Picchetti, a single woman, as joint tenants with right of survivorship,**

do/does hereby convey to

**Nicholas Robinson, a single man,**

The following real property located in Pinal County of Arizona

See legal description "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, the Grantor warrants the title against all persons whomsoever.

Dated this 10 day of June 2025

SEE PAGE 2 FOR SIGNATURES AND NOTARY

PAGE 2

*Antone C. Picchetti*  
Antone C. Picchetti  
**Signed in Counterpart**

Sandra L. Picchetti  
**Signed in Counterpart**

Nicolette Picchetti

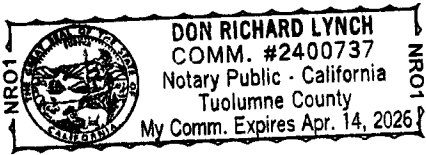
STATE OF ~~ARIZONA~~  
COUNTY OF

CA  
TUOLUMNE

On this 7<sup>th</sup> day of JUNE, 2025, before me personally appeared Antone C. Picchetti, ~~Sandra L. Picchetti and Nicolette Picchetti~~, 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]

*[Signature]*  
Notary Public



PAGE 2

Signed in Counterpart

Antone C. Picchetti

Sandra L. Picchetti

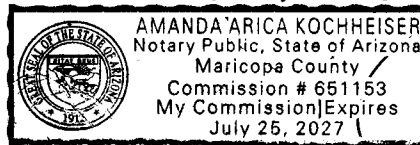
Nicolette Picchetti

STATE OF ARIZONA  
COUNTY OF Pinal

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(seal)  
[Affix Seal Here]

Notary Public



WARRANTY DEED

## LEGAL DESCRIPTION

DA-2542

**Parcel 1  
Legal Description:**

Lot 25, of PARCEL G AT SKYLINE RANCH PHASE TWO, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 111.

**Permanent Index Number:**

210-78-1430 9

**Property Address:**

33970 North Cobble Stone Drive, San Tan Valley, AZ 85143

SOFTS

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-78-1430 9  
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?

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

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Antone C. Picchetti, Sandra L. Picchetti, and Nicolette Picchetti  
33970 North Cobble Stone Drive, San Tan Valley, AZ 85143

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

Nicholas Robinson  
33970 North Cobble Stone Drive, San Tan Valley, AZ 85143

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

33970 North Cobble Stone Drive, San Tan Valley, AZ 85143

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

Nicholas Robinson  
33970 North Cobble Stone Drive, San Tan Valley, AZ 85143

(b) Next tax payment due 10/25

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a.  Vacant land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agriculture
- h.  Mobile or manufactured Home
  - Affixed
  - Not Affixed
- 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 THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

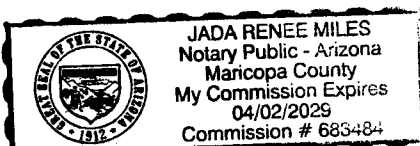
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of June 20 25

Notary Public Jada Renee Miles

Notary Expiration Date 04-02-2029



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2025-047378  
RECORD DATE 06/11/2025

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.  Other:

10. SALE PRICE: \$ 370,000.00 00

11. DATE OF SALE (Numeric Digits): 06/25 Month/Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING:

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

(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:

\$ 0.00 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):

Assurance Title Agency AZ  
1846 E Innovation Park Drive Ste 100  
Oro Valley AZ 85755

18. LEGAL DESCRIPTION (attach copy if necessary):

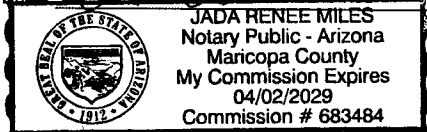
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UNOFFICIAL