



When recorded mail to:

Percy Jay Estoque  
Nilbe Estoque  
1164 E. Gabrilla Dr.  
Casa Grande, AZ 85122

DATE/TIME: 06/13/2025 1116  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2025-048051

**SPECIAL WARRANTY DEED**

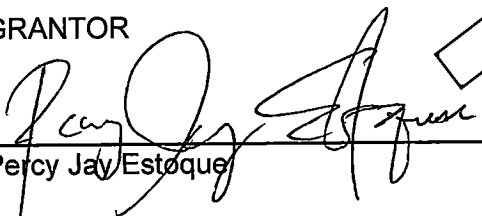
Community Property With Right of Survivorship

For good and valuable consideration, PERCY JAY ESTOQUE, who took title to the real property described below as an unmarried man and who now is married (the "Grantor"), does hereby convey to Percy Jay Estoque and Nilbe Estoque, husband and wife, (the "Grantees"), all right, title and interest that the Grantor may have in the following described real property situated in Pinal County, Arizona, as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP; not as Tenants in Common and not as Joint Tenants With Right of Survivorship, and more particularly described as follows:

Lot 57, of Cottonwood Ranch – Parcel "B", according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 184.

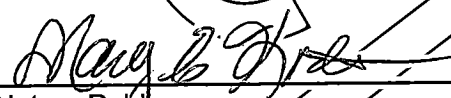
Exempt pursuant to ARS 11-1134 B(10)

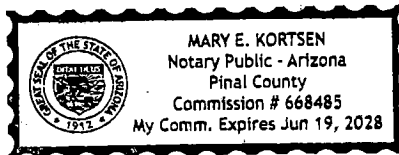
GRANTOR

  
\_\_\_\_\_  
Percy Jay Estoque

STATE OF ARIZONA            )  
  ) ss.  
County of Pinal                )

Percy Jay Estoque acknowledged the foregoing before me on June 10th, 2025.

  
\_\_\_\_\_  
Notary Public



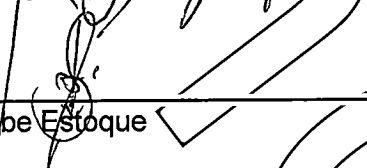
ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP

Percy Jay Estoque and Nilbe Estoque, being duly sworn, and upon their oath, depose and say that they are the Grantees; that the interests of the undersigned are being taken by them as community property with the right of survivorship and not as joint tenants with right of survivorship or as tenants in common;

That each of us individually and jointly hereby asserts and affirms that it is our intention to accept said interest in said real property as community property with the right of survivorship.

  
\_\_\_\_\_  
Percy Jay Estoque

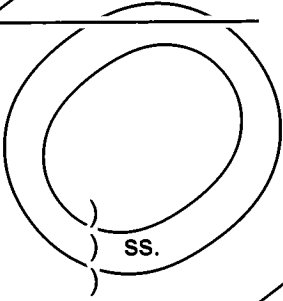
Dated: June 12, 2025

  
\_\_\_\_\_  
Nilbe Estoque

Dated: June 12, 2025

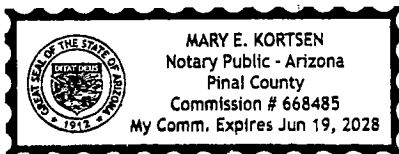
STATE OF ARIZONA

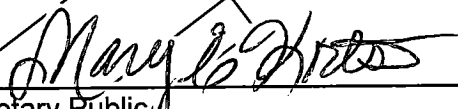
County of Pinal



ss.

Percy Jay Estoque and Nilbe Estoque acknowledged the foregoing before me on the 12 day of June 2025.



  
\_\_\_\_\_  
Notary Public

