



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/31/2025 0845
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-061885

RECORDING REQUESTED BY:
Pima Title Agency, LLC
AND WHEN RECORDED MAIL TO:
Connie Rae Gonzalez and Adrianna
Roxann Gonzalez
1540 N Calle Valencia PO Box 1821
Oracle, AZ 85623

ESCROW NO.: 700-013629-DID

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Zona Investments LLC, an Arizona limited liability company,

do/does hereby convey to

Connie Rae Gonzalez, an unmarried woman and Adrianna Roxann Gonzalez, an unmarried woman

the following real property situated in Pinal County, State of Arizona:

Lot 101, ORACLE VILLAGE ESTATES according to Book 10 of Maps, Page 19, records of Pinal County, Arizona.

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.

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

Dated: July 24, 2025

Grantors:

Zona Investments LLC, an Arizona limited liability company

[Signature]
Marci K. Barnes Skidmore, Trustee as Member

State of Arizona }ss:
County of Pima

On this 30th day of July, 2025, before me, FOR NOTARY SEAL OR STAMP

The Undersigned
a Notary Public in and for said County and State, personally appeared

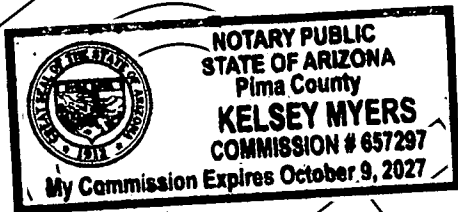
Marci K Barnes Skidmore Trustee as Member of Zona Investments LLC, an
Arizona limited liability company

known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 10-09-27



ESCROW NO.: 700-013629-DID

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

THAT CERTAIN DEED DATED July 24, 2025, Wherein

Zona Investments LLC, an Arizona limited liability company,

as Grantors, convey to

Connie Rae Gonzalez, an unmarried woman and Adrianna Roxann Gonzalez, an unmarried woman

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 101, ORACLE VILLAGE ESTATES according to Book 10 of Maps, Page 19, records of Pinal County, Arizona.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as-community property, and not as Tenants in Common.

Dated: July 24, 2025

Grantee(s):

Connie R Gonzalez
Connie Rae Gonzalez

Adrianna Roxann Gonzalez
Adrianna Roxann Gonzalez

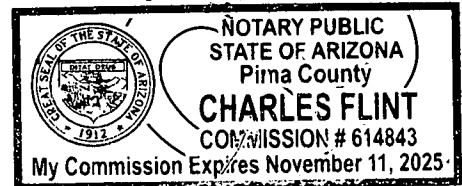
State of Arizona }ss:
County of Pima

On this 28 day of July, 2025, before me,
The Undersigned
a Notary Public in and for said County and State, personally appeared
Connie Rae Gonzalez and Adrianna Roxann Gonzalez
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Notary Public: [Signature]

My Commission Expires: 11-11-25

FOR NOTARY SEAL OR STAMP



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 308-36-1010

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

Zona Investments LLC, an Arizona limited liability company,
1517 N. Wilmot Road #73
Tucson, AZ 85712

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

Connie Rae Gonzalez and Adrianna Roxann Gonzalez
1540 N Calle Valencia
Oracle, AZ 85623

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

4. ADDRESS OF PROPERTY:

1540 N Calle Valencia
Oracle, AZ 85623

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

Connie Rae Gonzalez and Adrianna Roxann Gonzalez
1540 N Calle Valencia P O Box 1824
Oracle, AZ 85623

(b) Next tax payment due: October 1, 2025

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. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or e 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 _____

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: [Signature]
 State of AZ, County of Pima
 Subscribed and sworn to before me on this 3 day of JULY, 2025
 Notary Public: [Signature]
 Notary Expiration Date: 10/1/27

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: \$ 315000 00

11. DATE OF SALE (Numeric Digits): 06 / 2025
 Month / Year

12. DOWN PAYMENT: \$ 11025 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: _____

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):
First American Title Insurance Company
3777 E. Broadway Blvd., Suite 130
Tucson, AZ 85716

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

NOTARY PUBLIC
 STATE OF ARIZONA
 Pima County
 TAYLOR BARNES
 COMMISSION # 69445
 My Commission Expires October 30, 2027

NOTARY PUBLIC
 STATE OF ARIZONA
 Pima County
 CHARLES FLINT
 COMMISSION # 614843
 My Commission Expires November 11, 2025

Signature of Buyer / Agent: [Signature]
 State of AZ, County of Pima
 Subscribed and sworn to before me on this 3 day of JULY, 2025
 Notary Public: [Signature]
 Notary Expiration Date: 11-11-25

EXHIBIT "A"

Lot 101, ORACLE VILLAGE ESTATES according to Book 10 of Maps, Page 19, records of Pinal County, Arizona.

UNOFFICIAL