



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 12/23/2025 1032
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2025-103181

Recording Requested By:
Title Services of the Valley Agency

And When Recorded Mail To:
Frank Xavier Juarez III, Amanda Nash
44014 W McCord Drive
Maricopa, AZ 85138

Escrow No. 8235TSV 74 110 f, 2

This area reserved for County
Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, we,
**Joaquin Candia and Maria E. Candia, Trustees of The Candia Family Living Trust Dated
September 27, 2021**

do hereby convey to

Frank Xavier Juarez III, an unmarried man and Amanda Nash, an unmarried woman
the following described property situated in the County of **Pinal**, State of **Arizona**:

**Lot One Hundred Fifty-six (156), Final Plat for Parcel 13B of The Villages at Rancho El
Dorado, according to the plat of record in the office of the County Recorder of Pinal
County, Arizona, recorded in Cabinet E, Slide 9.**

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way,
easements, and all other matters of record.

Dated December 12, 2025

Warranty Deed

Escrow No. 8235TSV

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

Dated: December 12, 2025

The Candia Family Living Trust Dated September 27, 2021

Joaquin Candia
By Joaquin Candia, Trustee

Maria E. Candia
By Maria E. Candia, Trustee

STATE OF Arizona)
County of Maricopa) SS.

On 18 December 2025, before me, the undersigned Notary Public, personally appeared **Joaquin and Maria E. Candia, Trustees of The Candia Family Living Trust Dated September 27, 2021**, 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 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, Bow

My Commission Expires:
May 30 2027

Notary Public



TRUST DISCLOSURE

DATE: December 12, 2025

TO: Title Services of the Valley Agency

RE: 8235TSV

TO WHOM IT MAY CONCERN:

Please be advised that the Trust, dated 9/27/2021 has not been revoked and is still in effect. Further, be advised that said Trust Agreement has not been further amended since 9/27/22.

Pursuant to A.R.S. 33-404 The Beneficiaries of said Trust Agreement are as follows:

BENEFICIARY:

Joaquin Candia

Address:

42263 W. AIZ. Wash St Maricopa

BENEFICIARY:

Maria Candia

Address:

42263 W. AIZ. Wash St Maricopa

BENEFICIARY:

Address:

BENEFICIARY:

Address:

The Candia Family Living Trust Dated September 27, 2021

Joaquin Candia
By Joaquin Candia, Trustee

Maria E. Candia
By Maria E. Candia, Trustee

CONFIDENTIAL

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

THAT CERTAIN DEED DATED December 22, 2025, Wherein *Joaquin Candia and Maria E. Candia, Trustees of **
~~The Candia Family Living Trust Dated September 27, 2021~~
as Grantors, convey to

Frank Xavier Juarez III, an unmarried man and Amanda Nash, 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:

Lot One Hundred Fifty-six (156), Final Plat for Parcel 13B of The Villages at Rancho El Dorado, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 9.

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 this **December 22, 2025**

[Signature]

Frank Xavier Juarez III

[Signature]

Amanda Nash

STATE OF Arizona)
County of Maricopa)SS.

On 22 December 2025, before me, the undersigned Notary Public, personally appeared **Frank Xavier Juarez III and Amanda Nash**, 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 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.

My Commission Expires:

May 30 2027

[Signature]

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 512-09-308

BOOK MAP PARCEL SPLIT LETTER

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 (no more than four):

- (1) _____
- (2) _____
- (3) _____
- (4) _____

2. SELLER'S NAME AND ADDRESS:

The Candia Family Living Trust Dated September 27, 2021
42263 W Arvada Court
Maricopa, AZ 85138

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

Frank Xavier Juarez III, Amanda Nash
44014 W. McCord Drive
Maricopa, Arizona 85138

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

44014 W McCord Drive Maricopa, AZ 85138

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

Frank Xavier Juarez III, Amanda Nash
44014 W McCord Drive
Maricopa, AZ 85138

(b) Next tax payment due 3/1/2026

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 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 "family member."
- c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units:

For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2025-103181
12/23/2025

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: \$355,000.00

11. DATE OF SALE (Numeric Digits): 12 / 2025
Month Year

12. DOWN PAYMENT: \$35,500.00

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% 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 Sales 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):

Frank Xavier Juarez III, Amanda Nash
44014 W. McCord Drive
Maricopa, Arizona 85138

18. LEGAL DESCRIPTION

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 Maricopa
Subscribed and sworn to before me this 22nd day of
December 20 25
Notary Public Yavit
Notary Expiration 10/24/2026
Date _____
DOR FORM 82162 (02/2019)

Signature of Buyer/Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me this 22 day of
December 2025
Notary Public Bari
Notary Expiration May 30 2027
Date _____



Handwritten text: "BARI" and "25"

