



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 03/03/2026 0816

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2026-016779

Recorded at the Request of:  
**WFG National Title Insurance Company**

When Recorded, Mail To:  
Trevin Tucker and Hannah Tucker  
41344 N Salix Dr  
San Tan Valley, AZ 85140

Order No.: 26-108185

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Warranty Deed

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

**John Pacheco and Felicia Pacheco, husband and wife as community property with right of survivorship**

do/does hereby convey to

**Trevin Tucker and Hannah Tucker, husband and wife**

the following real property located in Pinal County, 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 25th day of February, 2026

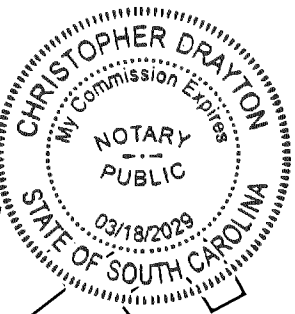
  
\_\_\_\_\_  
John Pacheco

**Signed in Counterpart**  
\_\_\_\_\_  
Felicia Pacheco

STATE OF South Carolina  
COUNTY OF Dorchester

This instrument was acknowledged before me this 27 day of February, 2026 by John Pacheco and ~~Felicia Pacheco~~.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/18/29



**DRAYTON'S**

**Signed in Counterpart**

John Pacheco

Felicia Pacheco

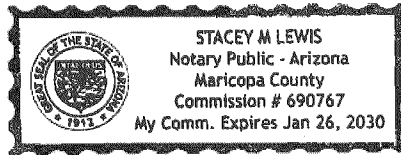
STATE OF

COUNTY OF

This instrument was acknowledged before me this 1st day of March, 2026 by John Pacheco and Felicia Pacheco.

Notary Public

My Commission Expires: 1/26/2030



**FORGERS**

**EXHIBIT "A"**  
**Legal Description**

LOT 159, OF TAYLOR RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 106.

APN: 109-26-5830

HOFFMAN'S



**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

Escrow No.: 26-108185

Trevin Tucker and Hannah Tucker each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto, dated February 25, 2026, and executed by John Pacheco and Felicia Pacheco, husband and wife as community property with right of survivorship, as Grantors, to Trevin Tucker and Hannah Tucker, husband and wife, as Grantees, covering property described as follows:

See Exhibit A attached hereto and made a part hereof

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

Dated this 27 day of February, 2026.

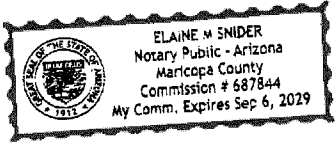
Grantees:

[Signature]  
Trevin Tucker  
[Signature]  
Hannah Tucker

STATE OF Arizona  
COUNTY OF Maricopa

This instrument was acknowledged before me this 27th day of February, 2026 by Trevin Tucker and Hannah Tucker.

[Signature]  
Notary Public  
My Commission Expires: 09/06/2029



**EXHIBIT "A"**  
**Attached to Acceptance**

LOT 159, OF TAYLOR RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 106.

ARN: 109-26-5830

HomeLife

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 109-26-5830  
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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLERS NAME & ADDRESS:**

John Pacheco and Felicia Pacheco  
166 Hayworth Rd  
Summerville, SC 29486

**3. (a) BUYER'S NAME & ADDRESS:**

Trevin Tucker and Hannah Tucker  
41344 N Salix Dr  
San Tan Valley, AZ 85140

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

**4. ADDRESS OF PROPERTY:**

41344 N Salix Dr  
San Tan Valley, AZ 85140

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

Trevin Tucker and Hannah Tucker  
41344 N Salix Dr  
San Tan Valley, AZ 85140

(b) Next tax payment due 10/2026

**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 Bldg.
- f.  Commercial or Industrial Use
- g.  Agriculture
- h.  Mobile Home or Manufactured Home  
 Affixed  Not Affixed
- i.  Other Specify: \_\_\_\_\_

**7. RESIDENTIAL BUYERS 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" or "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.

**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

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 AZ, County of Maricopa  
Subscribed and sworn to before me on this 1 day of Mar 2026  
Notary Public \_\_\_\_\_  
Notary Expiration Date 1/26/2030

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2026-016779  
RECORD DATE 03/03/2026

**10. SALE PRICE:** \$425,000.00

**11. DATE OF SALE (Numeric Digits):** 03/2026  
Month / Year

**12. DOWN PAYMENT** \$ 85,000 **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 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):**

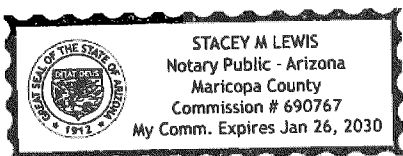
SELLER AND BUYER HEREIN

**18. LEGAL DESCRIPTION (attach copy if necessary):**

**See attached Exhibit "A"**

**Signed in Counterpart**

Signature of Buyer/Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_ day of \_\_\_ 2026  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



**AFFIDAVIT OF PROPERTY VALUE**

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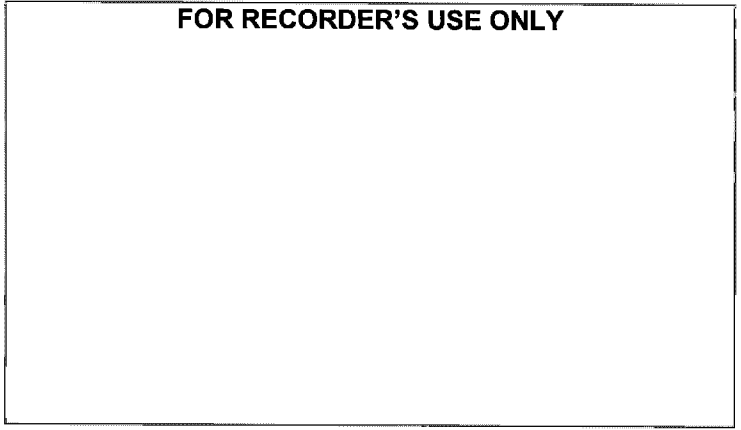
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- (d)  Contract or Agreement
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- (f)  Other

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**Signed in Counterpart**

Signature of Seller/Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_ day of \_\_\_ 2026  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



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c.  Assumption of existing loan(s) (2)  VA  
d.  Seller Loan (Carryback) (3)  FHA  
f.  Other financing; Specify: \_\_\_\_\_

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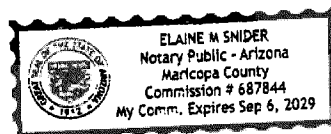
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State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 27 day of Feb 2026  
Notary Public Elaine M Snider  
Notary Expiration Date 09/06/2029



**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO AFFIDAVIT OF PROPERTY VALUE**

LOT 159, OF TAYLOR RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 106.

UNRECORDED