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Recording requested by:  
Valleywide Title

After Recording Return To:  
Filemon Martinez Mata and Ana Rosa Marrufo  
Sanchez

File Number: 7946-090-TM

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### Warranty Deed

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

**Crystina Q. Diaz, an unmarried woman**

("Grantor") do/does hereby convey to

**Filemon Martinez Mata and Ana Rosa Marrufo Sanchez, husband and wife**

("Grantee") the following real property situated in Maricopa, ARIZONA:


See attached 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.

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

Dated: 11/24/25

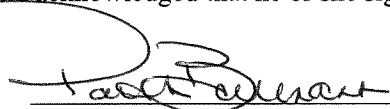
See signature page and notary acknowledgment on page 2

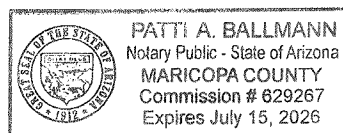
  
 \_\_\_\_\_  
 Crystina Q. Diaz

STATE OF ARIZONA  
 COUNTY OF MARICOPA

On this 26 day of November, 2025, before me personally appeared Crystina Q. Diaz, 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]

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



Unofficial Document

ESCROW NO.: 7946-090-TM

# ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

**Filemon Martinez Mata and Ana Rosa Marrufo Sanchez, husband and wife** 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 and which is dated December 1, 2025 , and executed by **Crystina Q. Diaz, an unmarried woman** as Grantors, to **Filemon Martinez Mata and Ana Rosa Marrufo Sanchez, husband and wife** as Grantees, and which conveys certain premises described as:

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

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: December 1, 2025

## BUYER:

Filemon Martinez Mata  
Filemon Martinez Mata

Unofficial Document

Ana Rosa Marrufo Sanchez  
Ana Rosa Marrufo Sanchez

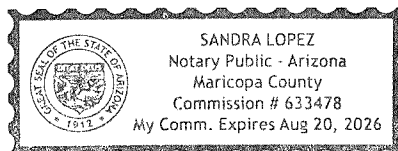
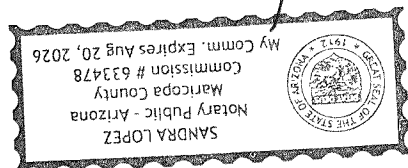
STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 1 day of Dec., 2025 before me personally appeared Filemon Martinez Mata and Ana Rosa Marrufo Sanchez, 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]

Notary Public



**EXHIBIT "A"**

That part of the Northwest quarter of Section 28, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the West quarter corner of said Section 28, run North (assumed bearing) along the West line of the Northwest quarter of said Section 28, a distance of 33 feet to a point marked with an iron pipe, said point being the point of intersection of the center lines of Roeser Road and Seventh Street;

Thence North 89 degrees 27 minutes East along the centerline of said Roeser Road 1327.00 feet to a point marked with an iron pipe being the point of intersection of the center lines of Roeser Road and Ninth Street;

Thence North 0 degrees 15 minutes East along the center line of said Ninth Street a distance of 33 feet to the North line of Roeser Road;

Thence South 89 degrees 27 minutes West along the North line of said Roeser Road 30 feet to its point of intersection with the West line of Ninth Street, said point being the Point of Beginning of the parcel of land described and Southeast corner thereof;

Thence continuing South 89 degrees 27 minutes West along the North line of said Roeser Road 67.50 feet;

Unofficial Document

Thence North 0 degrees 15 minutes East 157 feet;

Thence North 89 degrees 27 minutes East 67.50 feet to a point on the West line of said Ninth Street;

Thence South 0 degrees 15 minutes West, along the West line of Ninth Street, 157 feet to the Point of Beginning.