



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

**FIDELITY NATIONAL TITLE AGENCY**

**When Recorded Mail To:**

Mr. and Mrs. Brian Nielson  
128 E. Canary Court  
Queen Creek, AZ, 85243

DATE/TIME: 09/22/06 1614  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2006-133226

Escrow No. 52916-LS

**WARRANTY DEED**

For the consideration of Ten and 00/100 Dollars, and other valuable consideration, I or we,

**Maximum Homes, Inc., a Arizona Corporation**

the GRANTORS do hereby convey to

**Brian Nielson and Tiffany Nielson, Husband and Wife as Joint Tenants**

the GRANTEES

the following described real property situated in Pinal County, Arizona:

Lot 24, Block N, of TOLTEC/ARIZONA VALLEY UNIT EIGHT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Page 27.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And the Grantor(s) do(es) warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED: September 13, 2006

STATE OF ARIZONA  
COUNTY OF Pinal

This instrument was acknowledged before me this 13th day of Sept, 2006

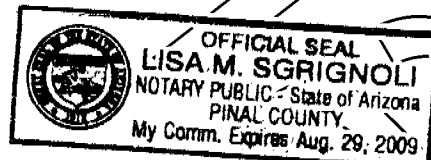
by Jerry Morrison, President of Maximum Homes, Inc. an Arizona Corporation

Maximum Homes, Inc., a Arizona corporation

By: Jerry Morrison, President

Signature [Signature]

Notary Public



My Commission Expires: \_\_\_\_\_

**When Recorded Mail To:**

Mr. and Mrs. Brian Nielson  
128 E. Canary Court  
Queen Creek, AZ 85243

Escrow No. 52916-LS

**ACCEPTANCE OF JOINT TENANCY**

**Brian Nielson and Tiffany Nielson** each for himself or herself and jointly, but not for the other, state that:

The undersigned have offered to purchase the real property situated in Pinal County described as follows:  
Lot 24, Block N, of TOLTEC/ARIZONA VALLEY UNIT EIGHT, according to the plat of record in the office of the  
County Recorder of Pinal County, Arizona, in Book 11 of Maps, Page 27.

That each of the undersigned, individually and jointly as such Grantees, hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to Fidelity National Title Agency of Pinal County, Inc. of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize Fidelity National Title Agency of Pinal County, Inc. as Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record the "Acceptance" together with such deed.

DATED: September 13, 2006

STATE OF ARIZONA  
COUNTY OF Pinal

This instrument was acknowledged before me this 13 day of

by Brian Nielson and Tiffany Nielson

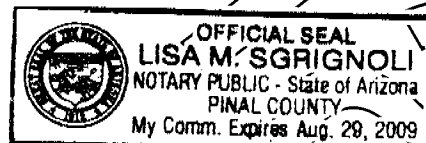
Signature [Signature]

Notary Public

My Commission Expires: 8/29/09

[Signature]  
Brian Nielson

[Signature]  
Tiffany Nielson



**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 402-10-55308

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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_**2. SELLER'S NAME AND ADDRESS:**

Maximum Homes, Inc.

2402 W. Harrison Street

Chandler, AZ 85224

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

Brian Nielson and Tiffany Nielson

128 E. Canary Court

Queen Creek, AZ 85243

(b) Are the Buyer and Seller related? Yes ☐ No ☒  
If Yes, state relationship:**4. ADDRESS OF PROPERTY:**

3225 W. Sueno Drive, Eloy, AZ 85231

**5. MAIL TAX BILL TO:**

Brian Nielson and Tiffany Nielson

~~128 E. Canary Court~~ 3225 W Sueno Dr.  
~~Queen Creek, AZ 85243~~ Eloy, AZ 85231**6. PROPERTY TYPE (for Primary Parcel):** NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
 b. ☐ Single Family Residence g. ☐ Agricultural  
 c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home  
 d. ☐ 2-4 Plex i. ☐ Other Use; Specify: \_\_\_\_\_  
 e. ☐ Apartment Building

**7. RESIDENTIAL BUYER'S USE:** If you checked b, c, d or h in Item 6 above, please check one of the following:

- ☒ To be occupied by owner or "family member." ☐ To be rented to someone other than "family member."

See reverse side for definition of a "family member."

**8. NUMBER OF UNITS:** \_\_\_\_\_For Apartment Properties, Motels, Hotels,  
Mobile Home Parks, RV Parks, Mini-Storage Properties

THE UNDERSIGNED BEING DULY SWORN, ON OATH, 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 \_\_\_\_\_Subscribed and sworn to before me on this 14 day of \_\_\_\_\_, 2006

Notary Public

Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (Revised 5/03)

**9.**

- (a) COUNTY OF RECORDATION: PINAL  
 (b) FEE NO: 2006-133226  
 (c) RECORD DATE: 09/22/06  
 (d) \_\_\_\_\_

**Validation Codes:**

(e) ASSESSOR \_\_\_\_\_ (f) DOR \_\_\_\_\_

**ASSESSOR'S USE ONLY**

Verify Primary Parcel in Item 1: \_\_\_\_\_

Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

**10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a. ☒ Warranty Deed d. ☐ Contract or Agreement  
 b. ☐ Special Warranty Deed e. ☐ Quit Claim Deed  
 c. ☐ Joint Tenancy Deed f. ☐ Other:

**11. SALE PRICE:** \$ 119,900.00**12. DATE OF SALE (Numeric Digits):** 05 / 06  
Month Year(For example: 03 / 05 for March 2005)**13. DOWN PAYMENT:** \$ 500.00**14. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price)  
 b. ☐ Exchange 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: \_\_\_\_\_

**15. PERSONAL PROPERTY (see reverse side for definition):**(a) Did the Sale Price in Item #11 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:

\$ \_\_\_\_\_ AND

briefly describe the Personal Property:

**16. PARTIAL INTEREST:** If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_**17. PARTY COMPLETING AFFIDAVIT (Name, Address):**

Fidelity National Title Agency of Pinal County

P.O. Box 249, 13100 S. Sunland Gin Road

Arizona City, AZ 85223 Phone: (602) 490-1000

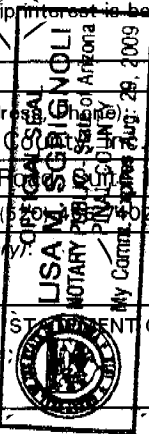
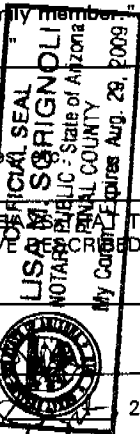
**18. LEGAL DESCRIPTION (attach copy if necessary):**

Please see attached legal description.

Signature of Buyer/Agent

State of AZ, County of \_\_\_\_\_Subscribed and sworn to before me on this 14 day of Sept, 2006

Notary Public

Notary Expiration Date 12/31/06

Escrow No. 52916-LS  
Title Order No. 00052916

**EXHIBIT ONE**

Lot 24, Block N, of TOLTEC/ARIZONA VALLEY UNIT EIGHT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Page 27.

Unofficial