



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLER

Recording Requested by:  
First American Title Insurance Agency, Inc.

When recorded mail to:  
Andrew Martinez  
14045 West Noble Circle  
Casa Grande, AZ 85222

DATE/TIME: 10/03/06 1433  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2006-139088

## WARRANTY DEED

File No. **242-4748681 (sdm)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**J K & T Enterprises, LLC, a California Limited Liability Company**, the GRANTOR does hereby convey to

**Andrew Martinez, an unmarried man**, the GRANTEE

the following described property situate in **Pinal County, Arizona**:

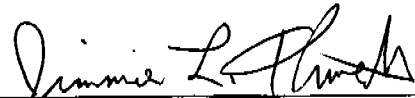
**LOT 36, OF ROBINSONS'S ADDITION UNIT NO. 2 TO ARIZOLA TOWNSITE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 20.**

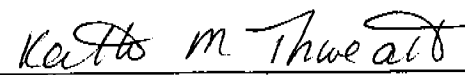
**Subject To:** Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: August 30, 2006

J K & T Enterprises, LLC, a California Limited Liability Company

  
By: Jimmie L. Thweatt, Manager

  
By: Kathi M. Thweatt, Manager

File No.: 242-4748681 (sdm)  
A.P.N.: 505-41-0360

Warranty Deed - continued

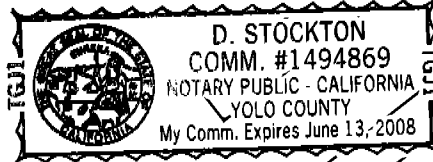
STATE OF CALIFORNIA )  
County of YOLO ) ss.

On 9-28-06, before me, the undersigned Notary Public, personally appeared **Jimmie L. Thweatt and Kathi M. Thweatt**, 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:

Notary Public



# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):  
 Primary Parcel: 505-41-0360 blank

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? 0

Please list the additional parcels below (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

COUNTY OF RECORDATION: PINAL  
 FEE NO: 2006-139088  
 RECORD DATE: 10/03/06

Validation Codes:  
 (e) ASSESSOR: \_\_\_\_\_ (f) DOR: \_\_\_\_\_

**ASSESSOR'S USE ONLY**  
 Verify Primary Parcel in Item 1: \_\_\_\_\_

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

2. SELLER'S NAME AND ADDRESS:  
J K & T Enterprises, LLC  
3245 Allen Avenue  
West Sacramento, CA 95691

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

3. (a) BUYER'S NAME AND ADDRESS:  
Andrew Martinez  
14045 West Noble Circle  
Casa Grande, AZ 85222

11. SALE PRICE: 81,000.00      00  
 12. DATE OF SALE (Numeric Digits): 09/2006  
 Month Year  
 (For example: 03 / 05 for March 2005)

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

13. DOWN PAYMENT: \$ 600.00      00

4. ADDRESS OF PROPERTY:  
14045 West Noble Circle  
Casa Grande, AZ 85222

14. METHOD OF FINANCING: e.  New loan(s) from Financial institution:

a.  Cash (100% of Sale Price)      (1)  Conventional  
 b.  Exchange or trade      (2)  VA  
 c.  Assumption of existing loan(s)      (3)  FHA  
 f.  Other financing; Specify: \_\_\_\_\_  
 d.  Seller Loan (Carryback)

5. MAIL TAX BILL TO:  
Andrew Martinez  
14045 West Noble Circle  
Casa Grande, AZ 85222

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

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:  
 \$ 0.00      00      AND  
 briefly describe the Personal Property: \_\_\_\_\_

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."

16. PARTIAL-INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
First American Title Insurance Agency, Inc.  
1729 North Trell Road, Suite 120  
Casa Grande, AZ 85222  
[242-4748681 (sdm) / / Phone (520)836-1500

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: Stephanie Root  
 State of AZ, County of Pinal  
 Subscribed and sworn to before me on this 2nd day of October, 2006  
 Notary Public: Stephanie Root  
 Notary Expiration Date: May 14, 2007

Signature of Buyer/Agent: Andrew Martinez  
 State of AZ, County of Pinal  
 Subscribed and sworn to before me on this 29 day of September, 2006  
 Notary Public: Shay D. Carr  
 Notary Expiration: 9-14-08

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