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The Talon Group



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE**

HOLD FOR PICK UP

Recording Requested by:
The Talon Group - Tempe Superstition

When recorded mail to:
John Connolly
2300 East Magma Road Unit 81
Queen Creek, AZ 85243

DATE/TIME: 07/26/07 1419
FEE: \$15.00
PAGES: 2
FEE NUMBER: 2007-085891

1/2
WARRANTY DEED

File No. **416-4902732 (KV)**

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

Michael L. Parker, a married man, as his sole and seperate property, the GRANTOR does hereby convey to

John Connolly, an unmarried man, the GRANTEE


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

LOT 81, OF SUPERSTITION VIEWS-UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 16.

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

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

DATED: July 23, 2007



Michael L. Parker

File No.: 416-4902732 (KV)
A.P.N.: 210-64-0810 3

Warranty Deed - continued

STATE OF Az)
County of Maricopa) ss.

On July 25, 2007, before me, the undersigned Notary Public, personally appeared **Michael L. Parker**, 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: 04/30/09

M. Wahll
Notary Public



M. WAHLL
Notary Public - Arizona
Maricopa County
Expires 04/30/09

FILED
07
25
2007

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 210-64-0810 3

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) _____

9. **FOR OFFICIAL USE ONLY**

COUNTY OF RECORDATION: PINAL
 FEE NO: 2007-085891
 RECORD DATE: 07/26/07

Va _____ (f) DOR _____

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS:
Michael L. Parker
1260 East Wesley Drive
Tempe, AZ 85282

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:
John Connolly
2300 East Magma Road Unit 81
Queen Creek, AZ 85243

11. SALE PRICE: 125,000.00 00
 12. DATE OF SALE (Numeric Digits): _____
 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: \$ 1,000. 00

4. ADDRESS OF PROPERTY:
2300 East Magma Road Unit 81
Queen Creek, AZ 85243

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:
John Connolly
2300 East Magma Road Unit 81
Queen Creek, AZ 85243

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: _____

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

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

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."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
The Talon Group - Tempe Superstition
3923 S. McClintock Dr., Ste. 410
Tempe, AZ 85282
 Phone (480)777-0051

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

18. LEGAL DESCRIPTION (attach copy if necessary):
 Lot 81, of SUPERSTITION VIEWS-UNIT II (E / 16)

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
23 day of July, 2007
 Notary Public M. Wahll
 Notary Expiration Date 04/30/09

Signature of Buyer/Agent _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this
23 day of July, 2007
 Notary Public M. Wahll
 Notary Expiration 04/30/09

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