

**DHI Title WC CG**

RECORDING REQUESTED BY  
DHI Title of Arizona, Inc.



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYCLE

When recorded mail to:

Javier Jimenez and Chary Jimenez  
169 E. Dry Creek Road  
Queen Creek, AZ 85243

DATE/TIME: 04/13/09 1136  
FEE: \$15.00  
PAGES: 3  
FEE NUMBER: 2009-036408

Escrow No. 290-091300133-021-JPK

**WARRANTY DEED**

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

**Bair Co., Inc., an Arizona corporation**

do/does hereby convey to

**Javier Jimenez and Chary Jimenez, husband and wife**

the following real property situated in Pinal County, Arizona:

**Lot 82, JOHNSON RANCH UNIT 16, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 171 and thereafter Certificate of Correction recorded in Fee No. 2005-052139**

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 the Grantor warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated this 9th day of April, 2009.

**Bair Co., Inc.**

BY: \_\_\_\_\_

**Aaron T. Bair, President**

FURNISHED THROUGH THE COURTESY OF DHI TITLE OF ARIZONA, INC.

(Warranty Deed (Indv. Property).rdw 6/17/2004)

(290-091300133-021.PFD/290-091300133-021/21)

**WARRANTY DEED**  
(Continued)

STATE OF Arizona

COUNTY OF MARICOPA

On this 10<sup>TH</sup> day of April, 2009, before me, the undersigned, a Notary Public, personally appeared Aaron T. Bair, President of Bair Co., Inc., an Arizona corporation, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

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

My Commission Expires: 2/24/13

(SEAL)



FURNISHED THROUGH THE COURTESY OF DHI TITLE OF ARIZONA, INC.

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

Javier Jimenez and Chary Jimenez, 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 April 9, 2009 and executed by Bair Co., Inc., an Arizona corporation to Javier Jimenez and Chary Jimenez, husband and wife as Beneficiaries, and which conveys certain premises described as:

Lot 82, JOHNSON RANCH-UNIT 16, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 171 and thereafter Certificate of Correction recorded in Fee No. 2005-052139

to the Grantees named therein, not as Tenants in Common, not 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 this 9th day of April, 2009.

*[Handwritten signatures of Javier Jimenez and Chary Jimenez]*  
\_\_\_\_\_  
Javier Jimenez  
\_\_\_\_\_  
Chary Jimenez

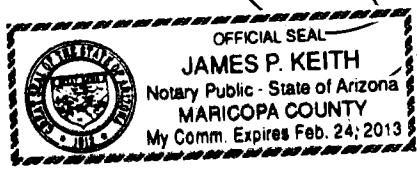
STATE OF Arizona  
COUNTY OF <sup>SM</sup> ~~Pinal~~ MARICOPA

Subscribed and sworn to before me on this 10th day of APRIL, 2009, by Javier Jimenez and Chary Jimenez, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*[Handwritten signature of Notary Public]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 2/24/13



(SEAL)

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 210-72-455  
 BOOK MAP PARCEL SPLIT LETTER  
 Does this sale include any parcels that are being split / divided?  
 Check one: Yes [ ] No [X]  
 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  
 COUNTY OF RECORDATION: PINAL  
 FEE NO: 2009-036408  
 RECORD DATE: 04/13/09  
 (d) Fee/Recording Number: \_\_\_\_\_  
 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  
 Bair Co., Inc.  
 1353 N. 107th Place  
 Mesa, AZ 85207  
 3. (a) BUYER'S NAME AND ADDRESS:  
 Javier Jimenez  
 15555 N. Frank Lloyd Wright Blvd. #2096  
 Scottsdale, AZ 85260  
 (b) Are the Buyer and Seller related? Yes \_\_\_\_\_ No [X]  
 If Yes, state relationship: \_\_\_\_\_

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
 a. [X] Warranty Deed d. [ ] Contract or Agreement  
 b. [ ] Special Warranty Deed e. [ ] Quit Claim Deed  
 c. [ ] Joint Tenancy Deed f. [ ] Other:  
 11. SALE PRICE: \$ 146,000.00  
 12. DATE OF SALE (Numeric Digits): 03 / 09  
 (For example: 03 / 05 for March 2005)  
 13. DOWN PAYMENT: \$ 0 4,000.00

4. ADDRESS OF PROPERTY:  
 169 E. Dry Creek Road, Queen Creek, AZ 85243  
 5. MAIL TAX BILL TO:  
 Javier Jimenez  
 169 E. Dry Creek Road, Queen Creek, AZ 85243

14. METHOD OF FINANCING:  
 a. [ ] Cash (100% of Sale Price) e. [X] New loan(s) from financial institution:  
 b. [ ] Exchange or Trade (1) [X] Conventional  
 c. [ ] Assumption of existing loans (2) [ ] VA  
 (3) [ ] FHA  
 f. [ ] Other financing; Specify:  
 d. [ ] Seller Loan (Carryback)

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
 a. [ ] Vacant Land f. [ ] Commercial or Industrial Use  
 b. [X] Single Family Residence g. [ ] Agriculture  
 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:  
 8. [X] To be occupied by owner or [ ] To be rented to someone "family member."  
 Other than "family member."  
 See reverse side for definition of a "family member."

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 [X]  
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ 0.00 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, Phone):  
 Seller at address shown above Phone: /  
 Buyer at address shown above Phone:

8. NUMBER OF UNITS: 0  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

18. LEGAL DESCRIPTION (attach copy if necessary)  
 Lot 82, of JOHNSON RANCH UNIT 16 Cabinet D, Slide 171

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 Arizona, County of MARICOPA  
 Subscribed and sworn to before me this 10 day of APRIL, 2009  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 2/24/12

Signature of Buyer/Agent \_\_\_\_\_  
 State of Arizona, County of MARICOPA  
 Subscribed and sworn to before me this 10 day of APRIL, 2009  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 2/24/12

(Affidavit of Property Value.rdw 6/17/2004)

