

RECORDING REQUESTED BY
US Title Agency, LLC.
AND WHEN RECORDED MAIL TO:

AARON GARCIA
20938 E EXCELSIOR AVENUE
QUEEN CREEK, AZ 85242



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

DATE/TIME: 10/16/09 1200
FEE: \$16.00
PAGES: 1
FEE NUMBER: 2009-107336

ESCROW NO.: 00009540 - 003 - JM ^{1/3}

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Joel O Johnson and Julie Johnson, husband and wife
do/does hereby convey to

Aaron Garcia, a married man as his sole and separate property
the following real property situated in PINAL County, ARIZONA:

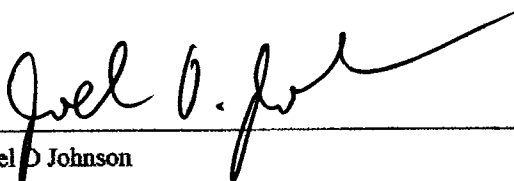
LOT 96, of The Village at San Tan Heights Parcel 4, according to the plat of record in the office of the County Recorder
of Maricopa County, Arizona, recorded in Cabinet D, Slide 112.

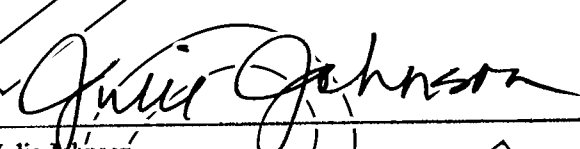
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances,
liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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

Dated October 8, 2009

SELLERS:


Joel O Johnson


Julie Johnson

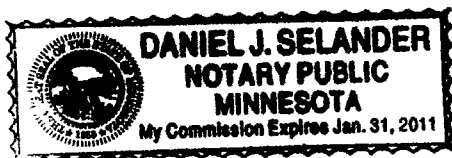
State of ARIZONA
County of PINAL

} SS

This instrument was acknowledged before me this 15 day of
October by Joel O Johnson and Julie Johnson


Notary Public

My commission will expire Jan. 31, 2011



AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S) Primary Parcel: <u>509-13-44407 (2009 \$1,348.20)</u> BOOK MAP PARCEL SPLIT LETTER Does this sale include any parcels that are being split / divided? Check one: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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) _____</p>	<p>9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank (a) County of _____ COUNTY OF RECORDATION: PINAL FEE NO: 2009-107336 RECORD DATE: 10/16/09 Va _____ (b) ASSESSOR _____ (f) DOR _____</p> <hr/> <p style="text-align: center;">ASSESSOR'S USE ONLY</p> Verify Primary Parcel in Item 1. _____ Use Code: Full Cash Value. \$
---	---

2. SELLER'S NAME AND ADDRESS:
Joel O Johnson
18501 13th Street, New London, MN 56273

3. (a) BUYER'S NAME AND ADDRESS:
Aaron Garcia
20938 E Excelsior Avenue
Queen Creek, AZ 85242
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY
2977 W. White Canyon Road, Queen Creek, AZ 85142

5. MAIL TAX BILL TO:
Aaron Garcia
20938 E Excelsior Avenue, Queen Creek, AZ 85242

6. PROPERTY TYPE (for Primary Parcel). (Check Only One Box)

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use, Specify: _____
e. <input type="checkbox"/> 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 To be rented to someone or "family member."
 or "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, etc.

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 16 day of OCT, 2009
 Notary Public: _____
 Notary Expiration Date: 8/9/13

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

a. <input checked="" type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other

11. SALE PRICE: \$ 150,000.00

12. DATE OF SALE (Numeric Digits): 09 / 09
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 150,000.00

14. METHOD OF FINANCING:

a. <input type="checkbox"/> Cash (100% of Sale Price)	e. <input type="checkbox"/> New loan(s) from financial institution: (1) <input type="checkbox"/> Conventional (2) <input type="checkbox"/> VA (3) <input type="checkbox"/> FHA
b. <input type="checkbox"/> Exchange or trade	f. <input type="checkbox"/> Other financing; Specify: _____
c. <input type="checkbox"/> Assumption of existing loan(s)	
d. <input checked="" type="checkbox"/> Seller Loan (Carryback)	

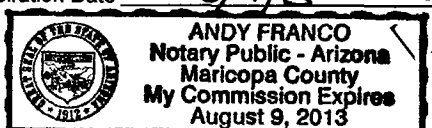
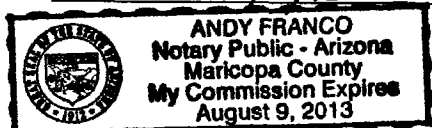
15. PERSONAL PROPERTY (see reverse side for definition).
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND
 briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Buyer/Seller herein
 Phone: (_____) _____

18. LEGAL DESCRIPTION (attach copy if necessary)
SEE ATTACHED "LEGAL DESCRIPTION"

Signature of Buyer/Agent: _____
 State of Arizona, County of MARICOPA
 Subscribed and sworn to before me this 16 day of OCT, 2009
 Notary Public: _____
 Notary Expiration Date: 8/9/13



LEGAL DESCRIPTION

LOT 96, of **The Village at San Tan Heights Parcel 4**, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Cabinet D, Slide 112.

