

Recording Requested By:  
Equity Title Agency, Inc.

AFTER RECORDING, RETURN TO:  
ANDREW D. ANDONIE  
1732 WEST ROOSEVELT AVENUE,  
COOLIDGE, AZ 85128

ESCROW No. 01811433 -018 CDE 1/2



OFFICIAL RECORDS OF  
PINALEÑO COUNTY RECORDER  
LAURA DEAN-LYTLE

DATE/TIME: 10/30/2009 1351

FEE: \$15.00

PAGES: 2

FEE NUMBER: 2009-113037

THIS AREA RESERVED FOR COUNTY RECORDS

## Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
S. BRANDON SMITH and LAURA B. SMITH, husband and wife  
do/does hereby convey to

ANDREW DAVID ANDONIE, A SINGLE MAN

the following real property situated in MARICOPA County, ARIZONA:

See Exhibit A attached hereto and made a part hereof:


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 26, 2009

SELLER(S):

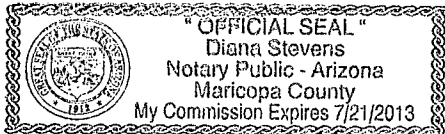
  
S. BRANDON SMITH

  
LAURA B. SMITH

STATE OF ARIZONA }

SS

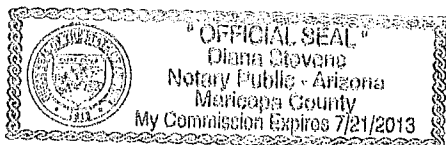
COUNTY OF MARICOPA



STATE OF ARIZONA }

SS

County of MARICOPA



This instrument was acknowledged before me this 28th  
day of OCTOBER, 2009 by S. BRANDON SMITH

My commission will expire 7/21/13 Notary Public

This instrument was acknowledged before me this 28th  
day of OCTOBER, 2009 by LAURA B. SMITH

My commission will expire 7/21/13 Notary Public

Exhibit A

Lot 282, HEARTLAND UNIT 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona; recorded in Cabinet E, Slide 61.



Arizona Department of Revenue  
Division of Property Valuation & Equalization  
AFFIDAVIT OF PROPERTY VALUE  
DPVE Form 82162

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(s) (Primary Parcel Number)

(a) 209-20-2920

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split/divided?

Check one: Yes ☐ No ☒

(b) How many parcel numbers, other than the primary parcel number, are included in this sale?

List the additional parcel numbers (up to 4) below.

(c) \_\_\_\_\_ (d) \_\_\_\_\_  
(e) \_\_\_\_\_ (f) \_\_\_\_\_

2. SELLER'S NAME & ADDRESS:

S. BRANDON SMITH  
1732 WEST ROOSEVELT AVENUE  
COOLIDGE, AZ 85128

3. BUYER'S NAME & ADDRESS:

ANDREW D. ANDONIE  
810 W Shannons Way,  
Coolidge, AZ 85228

Buyer and Seller related? Yes ☐ No ☒

If yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

1732 WEST ROOSEVELT AVENUE  
COOLIDGE, AZ 85128

5. MAIL TAX BILL TO:

ANDREW D. ANDONIE  
1732 WEST ROOSEVELT AVENUE  
COOLIDGE, AZ 85128

6. TYPE OF PROPERTY (Check one):

- |   |   |
|---|---|
| a. <input type="checkbox"/> Vacant Land                 | f. <input type="checkbox"/> Commercial/Industrial |
| b. <input checked="" type="checkbox"/> Single Fam. Res. | g. <input type="checkbox"/> Agriculture           |
| c. <input type="checkbox"/> Condo/Townhouse             | h. <input type="checkbox"/> Mobile Home           |
| d. <input type="checkbox"/> 2-4 Plex                    | Affixed <input type="checkbox"/>                  |
| e. <input type="checkbox"/> Apartment Bldg              | i. <input type="checkbox"/> Other, Specify: _____ |

7. RESIDENTIAL BUYER'S INTENDED USE (Answer if you checked b, c, d, or h above) (Check One):

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

8. PARTY COMPLETING AFFIDAVIT (Name, Address & Phone)

Equity Title Agency, Inc. 480-834-1134  
4360 E. Brown Rd.  
Mesa, AZ 85205

FOR OFFICIAL USE ONLY (buyer and seller leave blank)

- (a) County of Recordation: **PINAL COUNTY**  
(b) Docket & Page Number: \_\_\_\_\_  
(c) Fee/Recording Number: **DATE/TIME: 10/30/2009 1351**  
(d) Date of Recording: \_\_\_\_\_ **FEE NUMBER: 2009-113037**  
Assessor/DOR Validation Codes: \_\_\_\_\_

(e) Assessor \_\_\_\_\_ (f) DOR \_\_\_\_\_

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

- |  |   |
|--|---|
| 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. TOTAL SALES PRICE:

\$ 77,625.00

12. PERSONAL PROPERTY:

Did the buyer receive any personal property that has a value greater than 5% of the sales price?

(a) Yes ☐ No ☒ If yes, briefly describe: \_\_\_\_\_

Approximate value: (b) \$ \_\_\_\_\_

13. DATE SALE

Month 10 Year 2009

NOTE: This is the date of the contract of sale.

If you are recording title in fulfillment of a previously recorded contract, you need not complete this affidavit.

14. CASH DOWNPAYMENT:

\$ 0

15. METHOD OF FINANCING (check all that apply):

- |  |  |
|--|--|
| a. <input type="checkbox"/> None   | b. <input type="checkbox"/> Exchange or trade    |
| c. <input checked="" type="checkbox"/> Assumption of existing loan(s)          | d. <input type="checkbox"/> New loan from seller |
| e. <input checked="" type="checkbox"/> New Loan(s) from financial institution: | (Seller Carryback)                               |
| 1. <input type="checkbox"/> Conventional                                       | 2. <input checked="" type="checkbox"/> VA        |
| f. <input type="checkbox"/> Other: Explain: _____                              | 3. <input type="checkbox"/> FHA                  |

16. PARTIAL INTERESTS:

Is only a partial interest (e.g., 1/3 or 1/2) being transferred?

Yes ☐ No ☒ If yes, explain: \_\_\_\_\_

17. LEGAL DESCRIPTION

**SEE ATTACHED LEGAL DESCRIPTION**

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

28th day of Oct, 2009

Notary Public [Signature]

Notary Expiration Date 7/21/13

Diana Stevens  
7/21/13

Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this

28th day of Oct, 2009

Notary Public [Signature]

Notary Expiration Date 7/21/13

Diana Stevens  
7/21/13

**LEGAL DESCRIPTION**

**Lot 282, HEARTLAND UNIT 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 61.**