

RECORDING REQUESTED BY
Magnus Title Agency

AND WHEN RECORDED MAIL TO:

GUY S. ROCHE AND MARY L. ROCHE
1415 W. 18TH AVENUE
APACHE JUNCTION, AZ 85220
TITLE SECURITY AGENCY
OF PINAL COUNTY, L.L.C.
COURTESY
NO TITLE LIABILITY

ESCROW NO.: 04008074 - 746 - DS2



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 12/18/2009 1404
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2009-130987



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we, **CYNTHIA ANNE LAING, An Unmarried Woman** do/does hereby convey to **GUY S. ROCHE and MARY L. ROCHE, Husband and Wife** the following real property situated in Pinal County, ARIZONA:

Lot 110, of SUNRISE CANYON, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet B, Slide 158.

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: December 15, 2009

SELLER:

Cynthia Anne Laing
CYNTHIA ANNE LAING

State of ARIZONA }ss:
County of MARICOPA

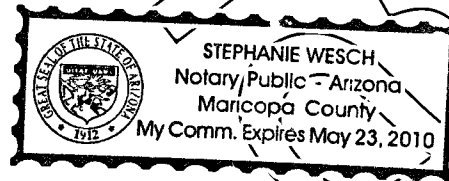
On December 16, 2009, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared **CYNTHIA ANNE LAING** 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 by 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.

Signature Stephanie Wesch

FOR NOTARY SEAL OR
STAMP



Acceptance of Community Property with Right of Survivorship

GUY S. ROCHE and MARY L. ROCHE, 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 12/15/2009 , and executed by **CYNTHIA ANNE LAING**, as Grantors, to **GUY S. ROCHE and MARY L. ROCHE**, as Grantees, and which conveys certain premises described as:

Lot 110, of **SUNRISE CANYON**, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet B, Slide 158.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full 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 Full 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 12/15/2009 December 15, 2009

BUYERS:



GUY S. ROCHE



MARY L. ROCHE

State of **ARIZONA**
County of **MARICOPA**

}ss:

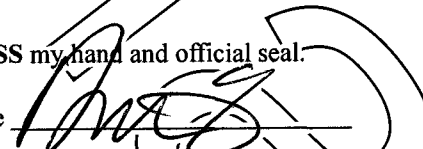
On December 17, 2009 before me, the undersigned, a Notary Public, in and for said County and State,

personally appeared **GUY S. ROCHE and MARY L. ROCHE**, 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 by 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.



(This area for official notarial seal)

WITNESS my hand and official seal.

Signature 

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 102-52-11002
 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. COUNTY OF RECORDATION: PINAL
 (a) FEE NO: 2009-130987
 (b) RECORD DATE: 12/18/2009
 (c) _____
 (d) _____
 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
CYNTHIA ANNE LAING
1415 W. 18TH AVENUE
APACHE JUNCTION, AZ 85220
 3. (a) BUYER'S NAME AND ADDRESS:
GUY S. ROCHE and MARY L. ROCHE
4625 E. CAMINO ST. #2
MESA, AZ 85205
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
1415 W. 18TH AVENUE, APACHE JUNCTION, AZ 85220
 5. MAIL TAX BILL TO:
GUY S. ROCHE
1415 W. 18TH AVENUE, APACHE JUNCTION, AZ 85220

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

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check **one** of the following:
 X 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."

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: [Signature]
 State of Arizona, County of MARICOPA
 Subscribed and sworn to before me this 17 day of December, 2009
 Notary Public: [Signature]
 Notary Expiration Date: 2-27-12

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: _____

11. SALE PRICE: \$ 97,270.00

12. DATE OF SALE (Numeric Digits): 12 / 2009
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 0.00

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

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: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Magnus Title Agency
4050 S. Arizona Ave., Suite 1 Chandler, AZ 85248
 Phone (480) 339-7000 Fax: (480) 682-3350

18. LEGAL DESCRIPTION (attach copy if necessary):
 Lot(s) 110, of SUNRISE CANYON B1158

Signature of Buyer/Agent: [Signature]
 State of Arizona, County of MARICOPA
 Subscribed and sworn to before me this 17 day of December, 2009
 Notary Public: [Signature]
 Notary Expiration Date: 2-27-12

