

Recording Requested By:  
Grand Canyon Title Agency, Inc.

And When Recorded Mail To:

RICHARD WRENN  
20 HILLCREST AVE.  
MORRISVILLE, PA 19067-1121



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

DATE/TIME: 12/22/2009 1408  
FEE: \$15.00  
PAGES: 2  
FEE NUMBER: 2009-132206

ESCROW NO.: 61002708-061-RS1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
**Gateway Financial & Investments LLC, an Arizona Limited Liability Company**  
do/does hereby convey to

**Richard Wrenn and Regina Wrenn, Husband and Wife and Lorraine Gazzara**, an unmarried woman  
as joint tenants with right of survivorship

the following real property situated in Pinal County, ARIZONA:

Lot 137, of Parcel 2 of the Villages at Rancho El Dorado, according to Cabinet D, Slide 145, records of Pinal County,  
Arizona.


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.

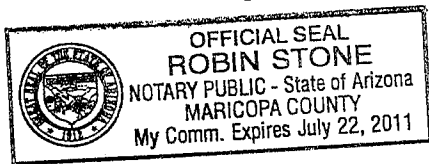
Dated December 18, 2009

See attached acceptance:

Gateway Financial & Investments LLC, an Arizona  
Limited Liability Company

  
Kain Krebs, Manager

STATE OF ARIZONA }  
COUNTY OF Maricopa } SS



This instrument was acknowledged before me this  
December 18, 2009 By Kain Krebs, Manager  
of *Gateway Financial & Investments LLC*

  
Notary Public

My commission will expire 7-22-11

STATE OF ARIZONA }  
County of Pinal } SS

This instrument was acknowledged before me this  
By

Notary Public  
My commission will expire \_\_\_\_\_

### Acceptance of Joint Tenancy with Right of Survivorship

THAT CERTAIN DEED DATED 12/22/09, Wherein

**Gateway-Financial & Investments LLC, an Arizona Limited Liability Company**

as Grantors, convey to

**Richard Wrenn and Regina Wrenn, Husband and Wife and Lorraine Gazzara**

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 137, of Parcel 2 of the Villages at Rancho El Dorado, according to Cabinet D, Slide 145, records of Pinal County, Arizona.

is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right-of-survivorship, and not as community property, and not as Tenants in Common.

Dated this **December 18, 2009**

Richard Wrenn  
Richard Wrenn

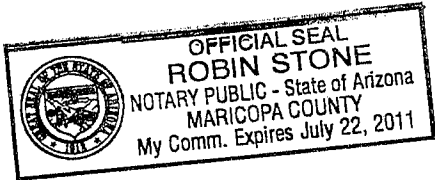
Regina Wrenn  
Regina Wrenn

Lorraine Gazzara  
Lorraine Gazzara

STATE OF ARIZONA }  
County of Maricopa } ss

This instrument was acknowledged before me this 22 day of **December**, 2009 by **Richard Wrenn and Regina Wrenn and Lorraine Gazzara**

Robin Stone  
My commission will expire 7-22-11 Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 512-04-147  
 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: Buyer and Seller leave blank**  
 (a) County of Recordation: \_\_\_\_\_  
 (b) Docket & Page Number: PINAL COUNTY  
 (c) Date of Recording: DATE/TIME: 12/22/2009 1408  
 (d) Fee/Recording Number: FEE NUMBER: 2009-132206  
 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  
Gateway Financial & Investments LLC, an Arizona Limited Liability Company  
735 E. Windmere Drive, Phoenix, AZ 85048

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:  
Richard Wrenn  
20 Hillcrest Ave.  
Morrisville, PA 19067-1121

11. SALE PRICE: \$ 99,900.00  
 12. DATE OF SALE (Numeric Digits): 12 / 09  
 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: \$ 99,900.00

4. ADDRESS OF PROPERTY:  
44025 W. Lindgren Drive, Maricopa, AZ 85138

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

5. MAIL TAX BILL TO:  
Richard Wrenn  
R/W 44025 W Lindgren Dr,  
Maricopa AZ 85138

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

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

briefly describe the Personal Property:  
 \_\_\_\_\_  
 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."  
 See reverse side for definition of a "family member."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
BUYER AND SELLER HEREIN  
 Phone ( ) - \_\_\_\_\_

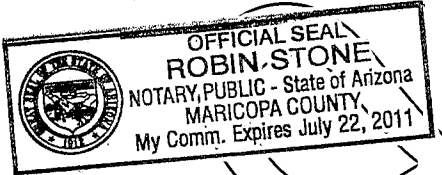
8. NUMBER OF UNITS: 1  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

18. LEGAL DESCRIPTION (attach copy if necessary)°  
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 [Signature]  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 22 day of Dec, 2009  
 Notary Public [Signature]  
 Notary Expiration Date 7-22-11

Signature of Buyer/Agent [Signature]  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 22 day of Dec, 2009  
 Notary Public [Signature]  
 Notary Expiration Date 7-22-11



**LEGAL DESCRIPTION**

Lot 137, of Parcel 2 of the Villages at Rancho El Dorado, according to Cabinet D, Slide 145, records of Pinal County, Arizona.

