



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

WHEN RECORDED MAIL TO:

Mr. and Mrs. Ronald Hunt  
552 Treanor Avenue  
Victoria, BC-V9B 3H3  
CANADA

DATE/TIME: 03/25/2010 1625  
FEE: \$15.00  
PAGES: 2  
FEE NUMBER: 2010-028286



## **WARRANTY DEED**

### ***Community Property with Right of Survivorship***

For the sum of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, LOUISE M. HICKEY, a widow, and her daughter, JANET A. HICKEY, a single woman,

do hereby convey the property described below to RONALD HUNT and DEBRA LYNN RASMUSSEN, husband and wife,

not as tenants in common and not as joint tenants, but as community property with right of survivorship, the following real property situated in Pinal County, Arizona:

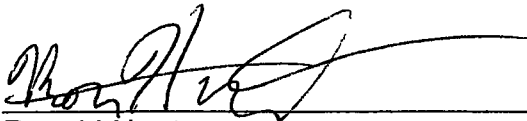
Lot 110, ROADHAVEN RESORT OF APACHE JUNCTION, A SUBDIVISION, the plat of which is recorded in Cabinet A of Maps, Slides 66, 67, 68 and 69, records of Pinal County, Arizona.

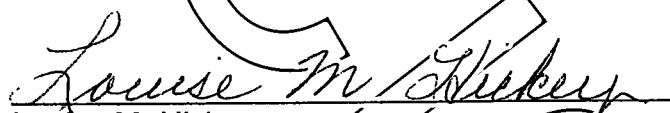
Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restriction, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

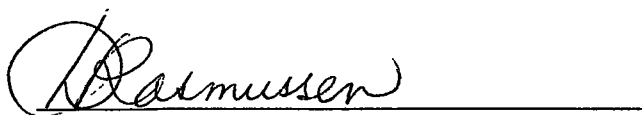
The grantees by signing the acceptance below evidence their intention to acquire said property as community property with the right of survivorship, and not as joint tenants.

ACCEPTED AND APPROVED:

DATED: Feb 23, 2010

  
Ronald Hunt

  
Louise M. Hickey

  
Debra Lynn Rasmussen

  
Janet A. Hickey

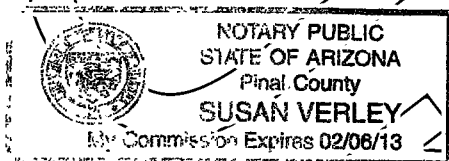
STATE OF ARIZONA

County of Pinal

)  
) ss.  
)

This instrument was acknowledged before me this  
22 day of February, 2010, by  
Louise M. Hickey.

*Susan Verley*  
Notary Public in and for said County and State



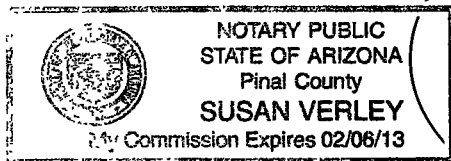
STATE OF ARIZONA

County of Pinal

)  
) ss.  
)

This instrument was acknowledged before me this  
22 day of February, 2010, by  
Janet A. Hickey.

*Susan Verley*  
Notary Public in and for said County and State



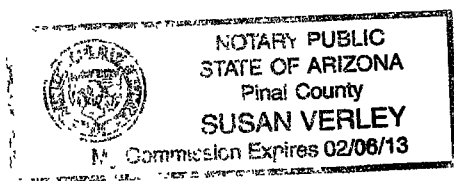
STATE OF ARIZONA

County of Pinal

)  
) ss.  
)

This instrument was acknowledged before me this  
22 day of February, 2010, by  
Ronald Hunt.

*Susan Verley*  
Notary Public in and for said County and State



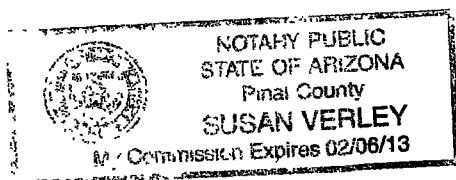
STATE OF ARIZONA

County of Pinal

)  
) ss.  
)

This instrument was acknowledged before me this  
22 day of February, 2010, by  
Debra Lynn Rasmussen.

*Susan Verley*  
Notary Public in and for said County and State



# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 102 - 35 - 110 - 07  
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? 1

Please list the additional parcels below (no more than four):

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Louise M. Hickey and Janet A. Hickey

232 Shawnee, 1000 South Idaho Road

Apache Junction, AZ 85119

## 3. (a) BUYER'S NAME AND ADDRESS:

Ronald Hunt and Debra Lynn Rasmussen

552 Treanor Avenue

Victoria, BC V9B 3H3

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

## 4. ADDRESS OF PROPERTY:

1000 South Idaho Road, 232 Shawnee, Apache Junction, AZ 85119

## 5. MAIL TAX BILL TO:

Ronald Hunt and Debra Lynn Rasmussen

552 Treanor Avenue

Victoria, BC V9B 3H3

## 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 RV subdivision

## 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."

## 8. NUMBER OF UNITS:

For Apartment Properties, Motels, Hotels,  
Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

## 9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank.

COUNTY OF RECORDATION: PINAL

FEE NO: 2010-028286

RECORD DATE: 03/25/2010

## Validation Codes:

(e) ASSESSOR \_\_\_\_\_ (f) DOR \_\_\_\_\_

## ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: \_\_\_\_\_

Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

## 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: \$ 73,000 00

12. DATE OF SALE (Numeric Digits): 03/10  
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 7,000 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:

\$ 13,000 00 AND

briefly describe the  
Personal Property: Park Model

## 16. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: none

## 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Ronald Hunt

see above

Phone \_\_\_\_\_

## 18. LEGAL DESCRIPTION (attach copy if necessary):

see attached

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

Louise M. Hickey  
Signature of Seller/Agent

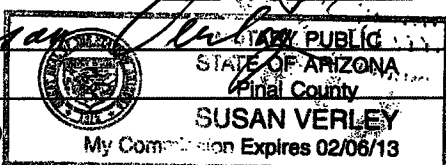
State of Arizona, County of Pinal

Subscribed and sworn to before me on this 22 day of Feb 20 10

Notary Public Susan Verley

Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (Revised 5/03)



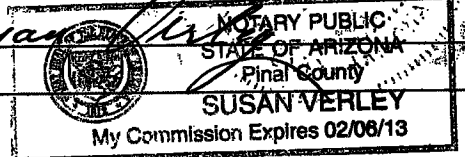
Ronald Hunt  
Signature of Buyer/Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 22 day of Feb 20 10

Notary Public Susan Verley

Notary Expiration Date \_\_\_\_\_



Lot 110, ROADHAVEN RESORT OF APACHE JUNCTION, A  
SUBDIVISION, the plat of which is recorded in Cabinet A of Maps,  
Slides 66, 67, 68 and 69, records of Pinal County, Arizona.