



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

Recording Requested By:  
**Empire West Title Agency**  
And When Recorded Mail To:  
**John W. Ashley and Nancy M. Ashley**  
**364 East Clairidge Drive**  
**San Tan Valley, AZ 85143**

DATE/TIME: 01/10/2011 1628  
FEE: \$15.00  
PAGES: 3  
FEE NUMBER: 2011-002583



Escrow No. 3772EW-5H

This area reserved

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, we,

**Brad Barrett and Elizabeth Barrett, husband and wife**

do hereby convey to

**John W. Ashley and Nancy M. Ashley, husband and wife**

the following described property situated in the County of **Pinal**, State of **AZ**:

**See Exhibit "A" attached hereto and made a part hereof.**

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

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

Dated: September 29, 2010

*Brad Barrett*

**Brad Barrett**

*Elizabeth Barrett*

**Elizabeth Barrett**

State of Arizona } ss:

County of Maricopa

This instrument was acknowledged before me on this 30<sup>th</sup> day of September, 20 10  
by **Brad Barrett and Elizabeth Barrett.**

*Patricia A. Durant*  
**Notary Public**

My commission will expire: August 6, 2014



**Recording Requested By:**  
Empire West Title Agency  
**And When Recorded Mail To:**  
John & Nancy Ashley  
4022 Calle Baja  
Rapid City, SD 57702

Escrow No.3772EW

This area reserved for County Recorder

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

John W. Ashley and Nancy M. Ashley, 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 September 29, 2010, and executed by Brad Barrett and Elizabeth Barrett, husband and wife as Grantors, to John W. Ashley and Nancy M. Ashley, husband and wife, as Grantees, and which conveys certain premises described as:

SEE EXHIBIT A

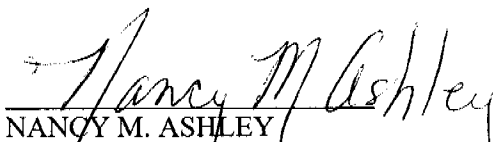
To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

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: 9/29/2010

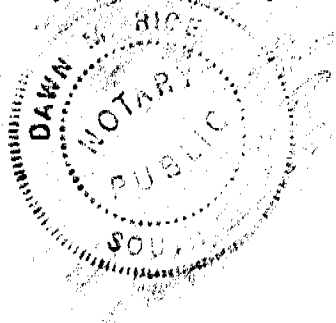
GRANTEES:


  
JOHN W. ASHLEY

  
NANCY M. ASHLEY

State of SD }SS:  
County of Penn

This instrument was acknowledged before me this 4 day of January 2011  
by John W. Ashley and Nancy M. Ashley



  
Notary Public  
My Commission Expires:

**My Commission Expires  
January 3, 2016**

**Exhibit "A"**

Lot 91, JOHNSON RANCH UNIT 13, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 3.

Except all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description; and

Except all uranium, thorium or any other materials which may be determined by the laws of the United States or of this State or decisions of court to be particularly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Arizona Revised Statutes.

# AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)                  Primary Parcel: <b>210-63-0910</b>                  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 Recordation: <b>PINAL COUNTY</b>                  (b) Docket &amp; Page Number: <b>DATE/TIME: 01/10/2011 1628</b>                  (c) Date of Recording: <b>FEE NUMBER: 2011-002583</b>                  (d) Fee / Recording Number: _____</p> <hr/> <p style="text-align: center;">ASSESSOR'S USE ONLY</p> Verify Primary Parcel in Item 1: _____ Use Code: _____ Full Cash Value: \$ _____
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2. SELLER'S NAME AND ADDRESS:  
Brad Barrett and Elizabeth Barrett  
633 East Melody Drive, Gilbert, AZ 85234

3. (a) BUYER'S NAME AND ADDRESS:  
John W. Ashley and Nancy M. Ashley  
4022 Calle Baja, Rapid City, SD 57702

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
364 East Clairidge Drive, San Tan Valley, AZ 85143

5. MAIL TAX BILL TO:  
John W. Ashley and Nancy M. Ashley  
4022 Calle Baja, Rapid City, SD 57702

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 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.

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: \$ 134,500<sup>00</sup> \$137,700.00

12. DATE OF SALE (Numeric Digits): 08 / 2010  
 Month Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ \_\_\_\_\_ \$0.00

14. METHOD OF FINANCING:

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

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

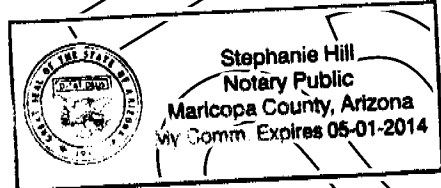
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Empire West Title Agency  
4505 East Chandler Blvd., Suite 230, Phoenix, AZ 85048  
Phone: 602-749-7120

18. LEGAL DESCRIPTION (attach copy if necessary)  
SEE EXHIBIT A

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: Patricia A. Durant  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 30th day of September 2010.  
 Notary Public: Patricia A. Durant  
 Notary Expiration Date: August 6, 2014

Signature of Buyer/Agent: Stephanie Hill  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 6th day of January 2011.  
 Notary Public: Stephanie Hill  
 Notary Expiration Date: 5/1/2014



**Exhibit "A"**

Lot 91, JOHNSON RANCH UNIT 13, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 3.

Except all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description; and

Except all uranium, thorium or any other materials which may be determined by the laws of the United States or of this State or decisions of court to be particularly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Arizona Revised Statutes.

JOHNSON  
RANCH  
UNIT 13