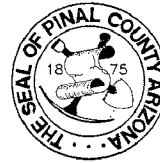


STEWART TITLE & TRUST OF PHOENIX  
RECORDING REQUESTED BY  
Stewart Title & Trust of Phoenix, Inc.  
AND WHEN RECORDED MAIL TO:

THOMAS PAUL MATZ  
SALLIE ANN MATZ  
502 E. LOCUST STREET  
BELVIDERE, ILL 61008



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

DATE/TIME: 03/11/2011 1309  
FEE: \$15.00  
PAGES: 2  
FEE NUMBER: 2011-021111



ESCROW NO.: 10311274 - 031 - PL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

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

**Steven J. Richard and Bobbie L. Richard, Husband and Wife**

do/does hereby convey to Sallie A. Matz, a married woman as her sole and separate property

~~Thomas Paul Matz and Sallie Ann Matz, Husband and Wife~~

the following real property situated in Pinal County, ARIZONA:

Lot 75, Final Plat for Parcel 9 at Homestead North, according to Cabinet F, Slide 141, 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 January 7, 2011

### SELLERS:

Steven J. Richard

Bobbie L. Richard

State of **ARIZONA** } ss  
County of **Maricopa**



This instrument was acknowledged before me  
this 1-7-11 by **Bobbie L. Richard**

Patti Larsen  
Notary Public

My commission will expire 2/7/11

State of **TX** } ss  
County of **Montgomery**



This instrument was acknowledged before me  
this 1-11-2011 by **Steven J. Richard.**

Ruthann McGee  
Notary Public

My commission will expire 10/28/2014

**Richard**

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 512-43-772  
 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) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank  
 (a) County of Recordation: PINAL COUNTY  
 (b) Docket & Page Number: DATE/TIME: 03/11/2011 1309  
 (c) Date of Recording: FEE NUMBER: 2011-021111  
 (d) Fee/Recording Number: \_\_\_\_\_  
 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  
Steven J. Richard  
40747 W. Hopper Drive, Maricopa, AZ 85138

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:  
~~Thomas Paul Matz~~ Sallie A. Matz  
502 E. Locust Street  
Belvidere, Ill 61008  
 (b) Are the Buyer and Seller related? Yes \_\_\_\_\_ No   
 If Yes, state relationship: \_\_\_\_\_

11. SALE PRICE: \$ \_\_\_\_\_ **110,900.00**

12. DATE OF SALE (Numeric Digits): 3 / 11  
 Month Year  
 (For example: 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:  
40747 W. Hopper Drive, Maricopa, AZ 85138

13. DOWN PAYMENT: \$ \_\_\_\_\_ **1,000.00**

5. MAIL TAX BILL TO:  
Thomas Paul Matz  
40747 W. Hopper Drive, Maricopa, AZ 85138

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: \_\_\_\_\_

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

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: \_\_\_\_\_

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."

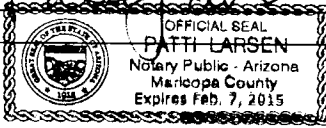
16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: \_\_\_\_\_

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Stewart Title & Trust of Phoenix, Inc.  
3145 S. Price Rd Suite # 110 Chandler, AZ 85248  
 Phone (480) 557-4590

18. LEGAL DESCRIPTION (attach copy if necessary):  
 Lot(s) 75, of FINAL PLAT FOR PARCEL 9 AT HOMESTEAD NORTH, Cabinet F, Slide 141

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 11 day of March, 2011  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: \_\_\_\_\_  


Signature of Buyer/Agent: \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 11 day of March, 2011  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: \_\_\_\_\_  
