



RECORDING REQUESTED BY  
Long Title Agency, LLC  
AND WHEN RECORDED MAIL TO:  
Connie L. Rank-Smith  
39088 S. Carefree Dr.  
TUCSON, AZ 85739

DATE/TIME: 04/05/2011 1549  
FEE: \$15.00  
PAGES: 3  
FEE NUMBER: 2011-028967



ESCROW NO.: 200-29017-VD

099-901.8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
**Thomas R. Winch and Judith E. Winch, husband and wife as community property with right of survivorship**  
do/does hereby convey to  
**Connie L. Rank-Smith, an unmarried woman**  
the following real property situated in Pinal County, Arizona:

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

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: April 4, 2011

Grantors:

Thomas R. Winch

Judith E. Winch

Escrow No. 200-29017:VD

State of **ARIZONA** } ss:  
County of Pima

On this 4<sup>th</sup> day of April, 2011, before me,  
The Undersigned

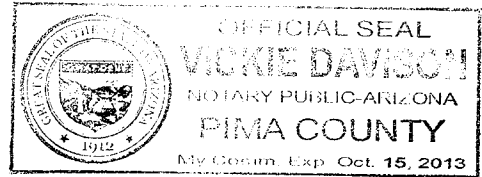
a Notary Public in and for said County and State, personally appeared  
Thomas R. Winch and Judith E. Winch

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.

Notary Public *Vickie R. Davison*

My commission expires 10-15-13

FOR NOTARY SEAL OR STAMP



*Official Seal*

Exhibit "A"

Lot 45 of SADDLEBROOKE UNIT THIRTY-FIVE AMENDED, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet C, Slide 56.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material, which is or may be determined by the laws of the United States, or of this State, or decision of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in patent of said land recorded in Docket 2081, at Page 654

WORLD'S

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 305-82-0450  
 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) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS  
Thomas R. Winch and Judith E. Winch  
N2185 BUTTERNUT RD.  
WAUPACA, WI 54981

3. (a) BUYER'S NAME AND ADDRESS:  
Connie L. Rank-Smith  
65611 E. SKYBLUE CT.  
TUCSON, AZ 85739

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

4. ADDRESS OF PROPERTY:  
39088 S. Carefree Dr., TUCSON, AZ 85739

5. MAIL TAX BILL TO:  
Connie L. Rank-Smith  
39088 S. Carefree Dr., TUCSON, AZ 85739

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input checked="" 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.

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 Pima  
 Subscribed and sworn to before me this 24<sup>th</sup> day of April 2011  
 Notary Public Wahne R. [Signature]  
 Notary Expiration Date 10-15-13

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

(a) County of Recordation: \_\_\_\_\_  
 (b) Docket and Page Number: PINAL COUNTY  
 (c) Date of Recording: DATE/TIME: 04/05/2011 1549  
 (d) Fee / Recording Number: FEE NUMBER: 2011-028967

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. <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: \$ 293,000.00

12. DATE OF SALE (Numeric Digits): 4 / 2011  
 Month Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 183,000.00

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
d. <input type="checkbox"/> Seller Loan (Carryback)	(3) <input type="checkbox"/> FHA
	f. <input type="checkbox"/> 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 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

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):  
Landmark Title Assurance Agency  
6640 N. Oracle Road, Suite 120  
Tucson, AZ 85704 Phone (520)219-6451

18. LEGAL DESCRIPTION (attach copy if necessary)  
 See Exhibit "A" attached hereto and made a part hereof

Signature of Buyer/Agent \_\_\_\_\_  
 State of Arizona, County of Pima  
 Subscribed and sworn to before me this 24<sup>th</sup> day of April 2011  
 Notary Public Wahne R. [Signature]  
 Notary Expiration Date 10-15-13

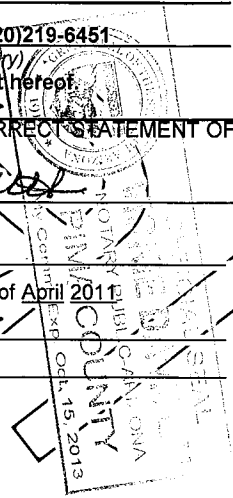
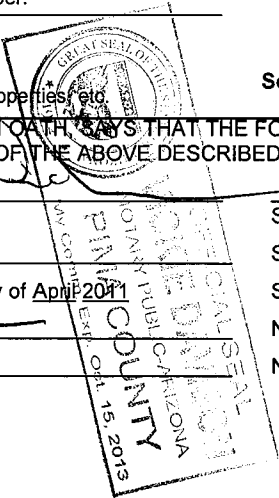


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EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material, which is or may be determined by the laws of the United States, or of this State, or decision of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in patent of said land recorded in Docket 2081, at Page 654

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