



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

RECORDING REQUESTED BY
LAWYERS TITLE OF ARIZONA, INC.

AND WHEN RECORDED MAIL TO:

SALLY SUE MANGAN

3606 N French Place
Casa Grande, AZ 85122

DATE/TIME: 07/26/2011 1540

FEE: \$15.00

PAGES: 1

FEE NUMBER: 2011-061728



ESCROW NO.: 01743870 - 256 - ML1 ^{11/2}

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Salvador E. Cepeda, a single man

do/does hereby convey to

Sally Sue Mangan, an unmarried woman

the following real property situated in Pinal County, ARIZONA:

LOT 183, OF COPPER VISTA PHASE III, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 70 AND AFFIDAVIT RECORDED AS 2002-060892, OF OFFICIAL RECORDS.

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: June 1, 2011

Grantor(s):

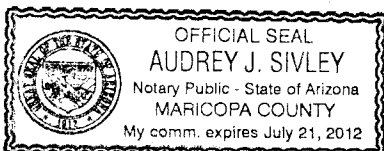
Salvador E. Cepeda

State of Arizona
County of Pinal

} SS:

On July 22, 2011, before me personally appeared **Salvador E. Cepeda**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



Notary Public
Commission Expires: 7-21-2012

Audrey J. Sivley

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 509-31-209
 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: 07/26/2011 1540
 (d) Fee / Recording Number: FEE NUMBER: 2011-061728
 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
Salvador E. Cepeda
3606 N. French Place
Casa Grande, AZ 85122
 3. (a) BUYER'S NAME AND ADDRESS:
Sally Sue Mangan
3940 N. Del Monte
Eloy, AZ 85131
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

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: \$ 80,000.00
 12. DATE OF SALE (Numeric Digits): 87 / 2011
 Month Year
 (For example: 03 / 05 for March 2005)
 13. DOWN PAYMENT: \$ 2,028.00

4. ADDRESS OF PROPERTY:
3606 N. French Place, Casa Grande, AZ 85122
 5. MAIL TAX BILL TO:
Sally Sue Mangan
3606 N. French Place, Casa Grande, AZ 85122

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: N/A

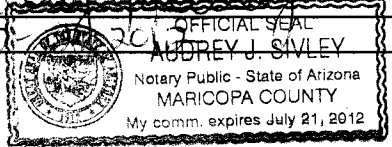
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be occupied by owner or "family member." To be rented to someone Other than "family member."
 See reverse side for definition of a "family member."
 8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

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):
Salvador E. Cepeda
3606 N. French Place
Casa Grande, AZ 85122 Phone _____
 18. LEGAL DESCRIPTION (attach copy if necessary):
Lot(s) 183, of Copper Vista Phase III Cabinet D, slide 70

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 23rd day of July, 2011

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 23rd day of July, 2011

Notary Public Audrey J. Sivley
 Notary Expiration Date _____

 DOR Form 82162

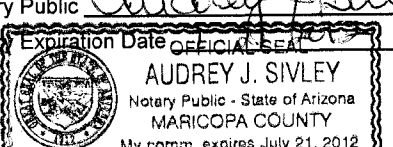
Notary Public Audrey J. Sivley
 Notary Expiration Date _____

 (Revised 5/2003)

Exhibit A Legal Description

LOT 183, OF COPPER VISTA PHASE III, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 70 AND AFFIDAVIT RECORDED AS 2002-060892, OF OFFICIAL RECORDS.

Copper Vista