

OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

Recorded at the request of:  
Fidelity National Title Insurance Company

**When recorded, mail to:**

Brent B. Sandstrom  
Kathy L. Sandstrom  
3167 East Denim Trail  
San Tan Valley, AZ 85143

DATE/TIME: 10/26/2011 1625

FEE: \$15.00

PAGES: 3

FEE NUMBER: 2011-087078



Escrow No.: FT11017503-FT72

Space above this line for Recorder's Use

## WARRANTY DEED

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

Tex AZ Properties, LLC an Arizona Limited Liability Company

does hereby convey to

Brent B. Sandstrom and Kathy L. Sandstrom, husband and wife

the following real property situated in Pinal County, Arizona:

LOT 242, OF RANCHO BELLA VISTA SOUTH, PHASE 1, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET E, SLIDE 142.

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

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

IN WITNESS THEREOF, said Corporation has caused these presents to be signed by its duly authorized officer(s), this 26th day of October, 2011.

Tex AZ Properties, LLC an Arizona Limited Liability Company

  
Casey Doran, Manager

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of

AZ

County of

Maricopa

The foregoing document was acknowledged before me this

25<sup>th</sup>

day of

Oct, 2011

by Casey Doran, Manager.

(Seal)



S HARTMAN  
Notary Public—Arizona  
Pinal County  
Expires 11/30/2011

Notary Public

S. Hartman

Escrow No.: FT11017503-FT72

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

Brent B. Sandstrom and Kathy L. Sandstrom each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

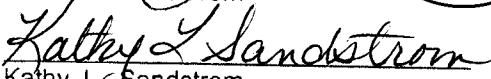
LOT 242, OF RANCHO BELLA VISTA SOUTH, PHASE 1, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET E, SLIDE 142.

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

Dated: October 25, 2011

  
Brent B. Sandstrom

  
Kathy L. Sandstrom

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY**

State of AZ

County of MARICOPA

The foregoing document was acknowledged before me this 26 day of October, 2011.

by Brent B. Sandstrom & Kathy L. Sandstrom

(Seal)



VERNON M. TRAYLOR, JR.  
Notary Public— Arizona  
Maricopa County  
Expires 09/21/2015

  
Notary Public

Exp 9/21/2015

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 210-77-242  
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:

Tex AZ Properties, LLC an,  
7848 E. Pampa Ave  
Mesa, AZ 85212

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

Brent B. Sandstrom, Kathy L. Sandstrom  
942 S Copper Key Ct  
Gilbert, AZ 85233

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

## 4. ADDRESS OF PROPERTY:

3167 East Denim Trail, San Tan Valley, AZ 85143

## 5. MAIL, TAX BILL TO:

942 S. Copper Key Ct  
Gilbert, AZ 85233

## 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

## 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 Maricopa

Subscribed and sworn to before me on this 26 day of Oct 20 11

Notary Public

Notary Expiration Date 4-1-2015

DOR FORM 22162 (Revised 5/03)



**ROSHNI BRECHTEL**  
Notary Public—Arizona  
Maricopa County  
Expires 04/01/2015

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

- (a) County of Recordation: PINAL COUNTY  
(b) Docket & Page Number: DATE/TIME: 10/26/2011 1625  
(c) Date of Recording: FEE NUMBER: 2011-087078  
(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: \$

## 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: \$ 139,900.00 00

12. DATE OF SALE (Numeric Digits): 10 / 11  
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 139,900.00 00

## 14. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) g. ☐ New loan(s) from financial institution:  
b. ☐ Exchange or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
d. ☐ Seller Loan (Carryback) (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:

\$ 00 AND

briefly describe the Personal Property:

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

briefly describe the partial interest:

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

Buyer Brent's Sandstrom

942 S. Copper Key Ct.

Gilbert, AZ 85233 Phone 602-520-3758

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

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer/Agent

State of AZ County of MARICOPA

Subscribed and sworn to before me on this 26 day of October 20 11

Notary Public

Notary Expiration Date 9/21/2015



**VERNON M. TRAYLOR, JR.**  
Notary Public—Arizona  
Maricopa County  
Expires 09/21/2015

Title No.: FT11017503  
Amendment No.: 2/rr

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**LEGAL DESCRIPTION**

**EXHIBIT "ONE"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA  
AND IS DESCRIBED AS FOLLOWS:

LOT 242, OF RANCHO BELLA VISTA SOUTH, PHASE 1, ACCORDING TO THE PLAT RECORDED IN THE  
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET E, SLIDE 142.

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AMERICAN  
LAND TITLE  
ASSOCIATION

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ALTA Commitment - 2006