



Recorded at the request of
Fidelity National Title Insurance Company

When recorded mail to:
Awiya Youkhana
7025 N Scottsdale Rd, Ste. 102
Scottsdale, AZ 85253

DATE/TIME: 12/14/2011 1535

FEE: \$15.00

PAGES: 2

FEE NUMBER: 2011-100386



Space above this line for recording use

Escrow No.: FT11010396-ET72

WARRANTY DEED

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

Joshua L. Shurtz and Cortney L. Shurtz, husband and wife

does hereby convey to

Awiya Youkhana and Jolia Youkhana, Husband and Wife

the following real property situated in Pinal County, Arizona:

LOT 596, OF RANCHO BELLA VISTA-SOUTH, UNIT 3A, ACCORDING TO CABINET F, SLIDE 148,
RECORDS OF PINAL COUNTY, ARIZONA.

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.

**RESTRICTIVE COVENANT: THERE ARE TO BE NO TRANSFERS OF PROPERTY WITH IN 30 DAYS OF
CLOSING AND RECORDING THIS DEED.**

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

Dated this 4th day of November, 2011.

Joshua L. Shurtz

Cortney L. Shurtz

State of Arizona County of Maricopa The foregoing document was acknowledged before me this
26 day of Oct., 2011, by
Joshua L. Shurtz and Cortney L. Shurtz

(Seal)



GRETCHEN GOLDSTEIN
Notary Public—Arizona
Maricopa County
Expires on 12/15/2013

Notary Public

Escrow No.: FT11010396-FT72

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

Awiya Youkhana and Jolia Youkhana each state that:

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

LOT 596, OF RANCHO BELLA VISTA SOUTH, UNIT 3A, ACCORDING TO CABINET F, SLIDE 148, RECORDS OF PINAL COUNTY, ARIZONA.

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: December 8, 2011


Awiya Youkhana


Jolia Youkhana

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY

State of AZ County of Maricopa The foregoing document was acknowledged before me this 8 day of Dec, 2011, by Awiya Youkhana + Jolia Youkhana (Seal)

Notary Public LENINI_3=F10



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

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-77-598
 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: PINAL COUNTY
 (b) Docket & Page Number: DATE/TIME: 12/14/2011 1535
 (c) Date of Recording: FEE NUMBER: 2011-100386
 (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:
Joshua L. Shurtz, Cortney L. Shurtz
2240 E Renegade Trl
San Tan Valley, AZ 85143

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:
Awiya Youkhana, Jolia Youkhana Jolia
5903 E Evergreen St
Mesa, AZ 85205

11. SALE PRICE: \$ 447,000.00 115,000.00 **00**

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

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

4. ADDRESS OF PROPERTY:
2240 East Renegade Trl, San Tan Valley, AZ 85143

13. DOWN PAYMENT: \$ 4,095.00 **00**

5. MAIL TAX BILL TO:
5903 E EVERGREEN ST
MESEA AZ 85205

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. 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: _____

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):
 Buyer _____
 Phone _____

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: [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 26 day of October, 2011
 Notary Public: [Signature]
 Notary Expiration Date: 12-15-13

Signature of Buyer/Agent: [Signature]
 State of ARIZONA, County of MARICOPA
 Subscribed and sworn to before me on this 8 day of DEC., 2011
 Notary Public: [Signature]
 Notary Expiration Date: 4-1-2012

Title No.: FT11010396
Amendment No.: 1/JD

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 596, OF RANCHO BELLA VISTA SOUTH, UNIT 3A, ACCORDING TO CABINET F, SLIDE 148, RECORDS OF PINAL COUNTY, ARIZONA.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

