



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

RECORDING REQUESTED BY  
Stewart Title & Trust of Phoenix, Inc.

AND WHEN RECORDED MAIL TO:

COLIN MCCRACKEN  
SANDRA MCCRACKEN  
BOX 242  
ÉNTWISTLE, ALBERTA  
CANADA T0E 0S0

DATE/TIME: 12/16/2011 1028

FEE: \$15.00

PAGES: 5

FEE NUMBER: 2011-100841



ESCROW NO.: 11340639 - 034 - MH1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
**Danny A. McCracken, a Married Man as His Sole and Separate Property and Colin R. McCracken, a Married Man as His Sole and Separate Property**  
do/does hereby convey to

**Colin McCracken and Sandra McCracken, Husband and Wife**  
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 October 13, 2011

**SELLERS:**

Danny A. McCracken

Colin R. McCracken

NOTARY ACKNOWLEDGMENT  
WARRANTY DEED

PAGE 2

ESCROW NO. 11340639 - MH

Town of  
State of Drayton Valley } ss  
Province of Alberta  
County of Canada

This instrument was acknowledged before me  
this 24 of October, 2011 by **Danny A.  
McCracken**

  
\_\_\_\_\_  
Notary Public **MAE L. CHOW  
LAWYER**

My commission will expire Non-expiring

A NOTARY PUBLIC IN AND FOR  
THE PROVINCE OF ALBERTA

Town of  
State of Drayton Valley } ss  
Province of Alberta  
County of Canada

This instrument was acknowledged before me  
this 27 of October, 2011 by **Colin R.  
McCracken**

  
\_\_\_\_\_  
Notary Public **MAE L. CHOW  
LAWYER**

My commission will expire Non-expiring

A NOTARY PUBLIC IN AND FOR  
THE PROVINCE OF ALBERTA

**Exhibit A**

**Lot 143, SANTA ROSA SPRINGS PARCEL 3, according to Cabinet F, Slide 21 and Certificate of Correction recorded in Document No. 2005-170159, records of Pinal County, Arizona.**

**EXCEPT one-half of all oil, gas and other minerals as reserved in instrument recorded in Book 85 of Deeds, Page 228, records of Pinal County, Arizona; and**

**EXCEPT all oil, gas and mineral rights as reserved in instrument recorded in Docket 15, Page 70, records of Pinal County, Arizona.**

**2005-170159**

ESCROW NO.: 11340639 - 034 - MH1

**Acceptance of Community Property with Right of Survivorship**

**Colin McCracken and Sandra McCracken, Husband and Wife** each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated October 13, 2011, and executed by **Danny A. McCracken and Colin R. McCracken**, as Grantors, to **Colin McCracken and Sandra McCracken, Husband and Wife**, as Grantees, and which conveys certain premises described as:

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

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated October 13, 2011

**BUYERS:**

*Colin McCracken*

Colin McCracken

*Sandra McCracken*

Sandra McCracken

Town \_\_\_\_\_  
State of Drayton Valley  
Province \_\_\_\_\_  
County of Alberta  
Canada

} ss

This instrument was acknowledged before me this 24 of October, 2011 by **Colin McCracken and Sandra McCracken**.

Notary Public

**MAE L. CHOW  
LAWYER**

My commission will expire Non-expiring

**A NOTARY PUBLIC IN AND FOR  
THE PROVINCE OF ALBERTA**

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**2005-170159**

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 512-16-562 0  
 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? N/A  
 Please list the additional parcels below (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS  
Danny A. McCracken  
Box 103, Entwistle, Alberta Canada T0E0S0

3. (a) BUYER'S NAME AND ADDRESS:  
Colin McCracken  
Box 242, Entwistle, Alberta  
Canada T0E 0S0  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: brothers

4. ADDRESS OF PROPERTY:  
41779 W. Mano Place, Maricopa, AZ 85239

5. MAIL TAX BILL TO:  
Colin McCracken  
Box 242, Entwistle, Alberta, Canada T0E 0S0

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:

X 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: N/A  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

9. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**  
 (a) County of Recordation: PINAL COUNTY  
 (b) Docket & Page Number: DATE/TIME: 12/16/2011 1028  
 (c) Date of Recording: FEE NUMBER: 2011-100841  
 (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: \$ 125,000.00

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

13. DOWN PAYMENT: \$ 125,000.00

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: \_\_\_\_\_

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

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: one seller buying out others interest

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Stewart Title & Trust of Phoenix, Inc.  
4677 S. Lakeshore Dr., #6 Tempe, AZ 85282  
Phone (480) 557-4600

18. LEGAL DESCRIPTION (attach copy if necessary)  
Lot(s) 143, of Santa Rosa Springs Parcel 3, Map Book F, Map Page 21

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]  
Town of Drayton Valley, Province of Alberta, Canada  
State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 27 day of October, 2011.  
 Notary Public: Mae H. Chow  
 Notary Expiration Date: Non-expiring

Signature of Buyer/Agent: [Signature]  
Town of Drayton Valley, Province of Alberta, Canada  
State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 24 day of October, 2011.  
 Notary Public: Mae H. Chow  
 Notary Expiration Date: Non-expiring

**A NOTARY PUBLIC IN AND FOR THE PROVINCE OF ALBERTA**

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