



Recording Requested By:
Equity Title Agency, Inc.

AFTER RECORDING, RETURN TO:
MICHAEL HALPIN and WENDY HALPIN
PO BOX 869,
FRENCHTOWN, MT 59834

ESCROW No. 01217702 -012 JE1

DATE/TIME: 04/24/2012 1448
FEE: \$11.00
PAGES: 3
FEE NUMBER: 2012-033920



Warranty Deed


For the consideration of Ten Dollars, and other valuable considerations, I or we,
NANCY A BLUE, an unmarried woman
do/does hereby convey to
MICHAEL HALPIN and WENDY HALPIN, husband and wife
the following real property situated in PINAL County, ARIZONA:

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.

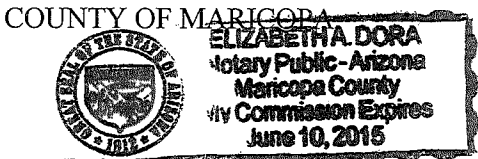
And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated March 27, 2012 _____

SELLER(S):


NANCY A BLUE

STATE OF ARIZONA } SS



This instrument was acknowledged before me this 29
day of MARCH, 2012 by NANCY A BLUE

Notary Public
My commission will expire _____

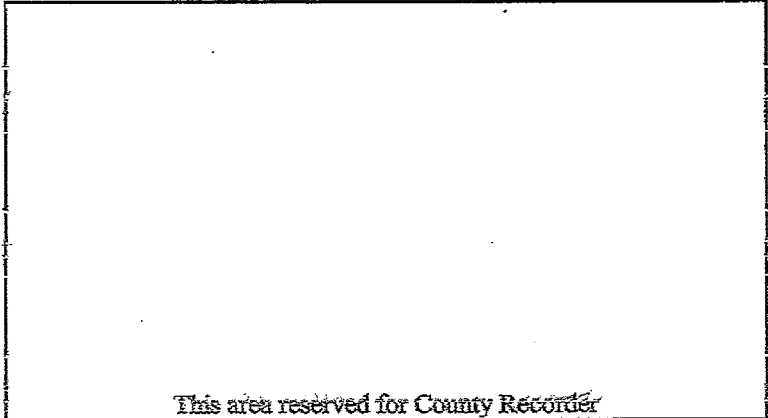
STATE OF _____ }
County of _____ } SS

This instrument was acknowledged before me this _____
day of _____, 20__ by _____

Notary Public
My commission will expire _____

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This area reserved for County Recorder

Acceptance of Community Property with Right of Survivorship

MICHAEL HALPIN and WENDY HALPIN, 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 March 27, 2012, and executed by NANCY A BLUE, as Grantors, to MICHAEL HALPIN and WENDY HALPIN, as Grantees, and which conveys certain premises described as:

Lot 100, MARICOPA MEADOWS PARCEL 11, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 49.

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.

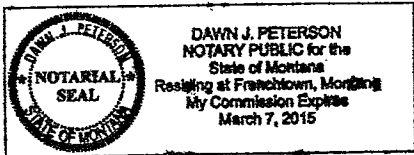
Dated April 2, 2012

MICHAEL HALPIN

WENDY HALPIN

STATE OF Montana ss
County of Missoula

This instrument was acknowledged before me this 4-6-2012 by
MICHAEL HALPIN and WENDY HALPIN



Notary Public
My commission will expire: March 7, 2015

LEGAL DESCRIPTION

Lot 100, MARICOPA MEADOWS PARCEL 11, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 49.

MARICOPA



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(s) (Primary Parcel Number)

(a) 512-33-7850
BOOK MAP PARCEL SPLIT
Does this sale include any parcels that are being split/divided?
Check one: Yes No

(b) How many parcel numbers, other than the primary parcel number, are included in this sale?
List the additional parcel numbers (up to 4) below.

(c) _____ (d) _____
(e) _____ (f) _____

2. SELLER'S NAME & ADDRESS:

NANCY A BLUE
C/O CURRENT REALTY SOLUTIONS 312 N ALMA
SCHOOL RD
CHANDLER, AZ 85224

3. BUYER'S NAME & ADDRESS:

MICHAEL HALPIN
PO BOX 869,
FRENCHTOWN, MT 59834
Buyer and Seller related? Yes No
If yes, state relationship: _____

4. ADDRESS OF PROPERTY:

45987 W. GUILDER AVE
MARICOPA, AZ 85139

5. MAIL TAX BILL TO:

MICHAEL HALPIN
PO BOX 869,
FRENCHTOWN, MT 59834

6. TYPE OF PROPERTY (Check one):

- a. Vacant Land
- b. Single Fam. Res.
- c. Condo/Townhouse
- d. 2-4 Plex
- e. Apartment Bldg
- f. Commercial/Industrial
- g. Agriculture
- h. Mobile Home
- i. Other, Specify: _____

7. RESIDENTIAL BUYER'S INTENDED USE (Answer if you checked b, c, d, or h above) (Check One):

- To be occupied by owner or "family member."
- To be rented to someone other than "family member."

8. PARTY COMPLETING AFFIDAVIT (Name, Address & Phone)

Equity Title Agency, Inc.
301 W. Warner Rd #110
Tempe, AZ 85284

FOR OFFICIAL USE ONLY (buyer and seller leave blank)

(a) County of Recordation: **PINAL COUNTY**
(b) Docket & Page Number: _____
(c) Fee/Recording Number: **DATE/TIME: 04/24/2012 1448**
(d) Date of Recording: _____ **FEE NUMBER: 2012-033920**
Assessor/DOR Validation Codes: _____

(e) Assessor _____ (f) DOR _____

10. TYPE OF DEED OR INSTRUMENT (Check One):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other

11. TOTAL SALES PRICE:

\$ 110,500.00

12. PERSONAL PROPERTY:

Did the buyer receive any personal property that has a value greater than 5% of the sales price?

(a) Yes No If yes, briefly describe: _____

Approximate value: (b) \$ _____

13. DATE SALE

Month 04 Year 13

NOTE: This is the date of the contract of sale.
If you are recording title in fulfillment of a previously recorded contract, you need not complete this affidavit.

14. CASH DOWNPAYMENT:

\$ 1500

15. METHOD OF FINANCING (check all that apply):

- a. None
- b. Exchange or trade
- c. Assumption of existing loan(s)
- d. New loan from seller
- e. New Loan(s) from financial institution: _____ (Seller Carryback)
- 1. Conventional
- 2. VA
- 3. FHA
- f. Other: Explain: _____

16. PARTIAL INTERESTS:

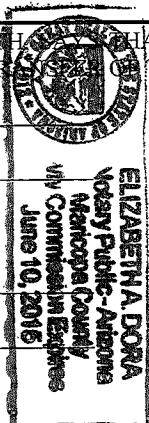
Is only a partial interest (e.g., 1/3 or 1/2) being transferred?
Yes No If yes, explain _____

17. LEGAL DESCRIPTION

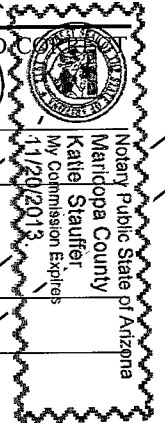
SEE ATTACHED LEGAL DESCRIPTION

THE UNDERSIGNED BEING DULY SWORN, ON OATH STATEMENT OF THE FACTS PERTAINING TO THE TRANSACTION OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent Nancy A. Blue
State of Arizona, County of Maricopa
Subscribed and sworn to before me this
29 day of March, 2012
Notary Public _____
Notary Expiration Date _____



Signature of Buyer/Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me this
23 day of April, 2012
Notary Public Katell Stauffer
Notary Expiration Date 11-20-13



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