

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

**Martin Gutnik
Corrina Michele Gutnik
59 Newbury Crescent,
Winnipeg, Manitoba, Canada,
R3P 0V6**

DATE/TIME: 04/27/2012 1500

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2012-035214



ESCROW NO.: 63120052 - 063 - MC4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Sharon Willhoit, A Widow

("Grantor") conveys to

Martin Gutnik and Corrina Michele Gutnik, Husband and Wife

the following real property situated in Pinal County, ARIZONA:

LOT 854, PECAN CREEK SOUTH UNIT 6, ACCORDING TO THE PLAT OF RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET G, SLIDE 179.


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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 18, 2012

Grantor(s):

SELLER:


Sharon Willhoit

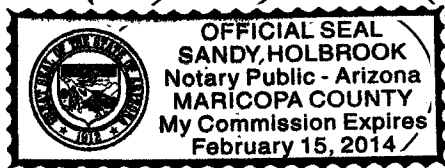
State of AZ
County of Maricopa

} ss:

The foregoing Warranty Deed, dated April 18, 2012 and consisting of 2 page(s), was acknowledged before

me this 26th day of April, 2012 by

Sharon Wilhoit



[Signature]
Notary Public

My Commission Expires 2/15/2014

ESCROW NO.: 63120052 063 MC4

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

Martin Gutnik and Corrina Michele Gutnik, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated April 18, 2012, and executed by **Sharon Willhoit, A Widow** as Grantors, to **Martin Gutnik and Corrina Michele Gutnik, Husband and Wife** as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: April 18, 2012

GRANTEES:



Martin Gutnik



Corrina Michele Gutnik

city
State of Winnipeg
Province of Manitoba

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated April 18, 2012 and consisting of 1 page(s), was acknowledged before me this 19 day of April, 2012, by MARTIN GUTNIK and CORRINA MICHELE GUTNIK

Notary Public

MARTIN BRENT MORANTZ

A Notary Public
in and for the Province of Manitoba
307-1001 Portage Avenue
Winnipeg, Manitoba R3J 3T7

Exhibit A

LOT 854, PECAN CREEK SOUTH UNIT 6, ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET G, SLIDE 179.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-32-854
BOOK MAP PARCEL SPLIT

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 (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) ^

2. SELLER'S NAME AND ADDRESS:

Sharon Willhoit
6064 E. Duncan Street
Mesa, AZ 85205

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

Martin Gutnik
59 Newbury Crescent
Winnipeg, Manitoba, Canada R3P 0V6

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

4. ADDRESS OF PROPERTY:

1458 E. Penny Lane
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

Martin Gutnik
59 Newbury Crescent
Winnipeg, Manitoba, Canada R3P 0V6

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Resident g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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 used as a primary residence. ☒ Owner occupied, not a primary residence.
☐ To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____ For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. 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: _____

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.

Sharon Willhoit
Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 26 day of April, 2012

Notary Public _____

Notary Expiration Date 2-15-2014



OFFICIAL SEAL
SANDY HOLBROOK
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
February 15, 2014

DOR FORM 82702 (3/1/2012)

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 04/27/2012 1500

FEE NUMBER: 2012-035214

10. SALE PRICE: \$ 87,000.00

11. DATE OF SALE (Numeric Digits): 04 / 2012
Month / Year

12. DOWN PAYMENT \$ 87,000.00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____
d. ☐ Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that Impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

- (b) If Yes, provide the dollar amount of the Personal Property:

\$ _____ AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

If Yes, briefly describe the solar / energy efficient components: _____

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

Security Title Agency
2919 S. Ellsworth Rd., Bldg. 7 - Ste. 131, Mesa, AZ 85212
(480) 807-6032

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Megan Connolly
Signature of Seller (Agent)

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 26 day of April, 2012

Notary Public Megan Connolly

Notary Expiration Date _____



MEGAN CONNOLLY
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
October 30, 2015

Escrow No.: 63120052-063-MC4

EXHIBIT "A"
Legal Description

LOT 854, PECAN CREEK SOUTH UNIT 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 179.

Not for Use