

SECURITY TITLE AGENCY

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

John Wiener
Jennifer Wiener
323 W White Rd,
Spokane, WA 99224



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 05/18/2012 1547
FEE \$12.00
PAGES 4
FEE NUMBER 2012-042295



ESCROW NO.: 76111658 - 076 - TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Tracy D Covey and Sheila R Covey, Husband and Wife

("Grantor") conveys to

John Wiener and Jennifer Wiener, Husband and Wife

the following real property situated in Pinal County, ARIZONA:

Lot 170, of VILLA GRANDE RANCHEROS, UNIT TWO, REPLATTED, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 19 of Maps, page 15.

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.

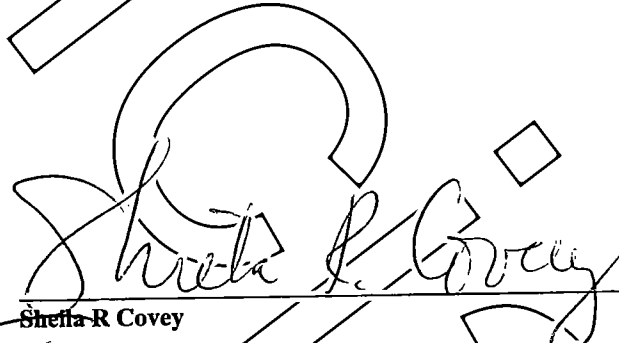
Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: May 7, 2012

Grantor(s):

SELLERS:


Tracy D Covey


Sheila R Covey
Sheila R Covey

State of Alaska
County of Kenai Peninsula

} ss:

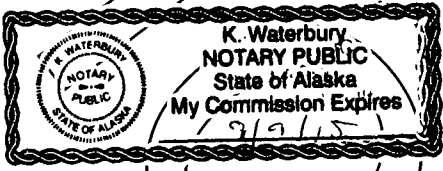
Individual

The foregoing Warranty Deed, dated May 15th, 2012 and consisting of 2 page(s), was acknowledged before me this 15 day of May, 2012, by

Tracy D Covey & Shield R Covey

K. Waterbury
Notary Public

My comm expires: 9/9/15



WATERBURY
K. Waterbury
NOTARY PUBLIC
STATE OF ALASKA
My Commission Expires 9/9/15

Escrow No.: 76111658-076-TH

EXHIBIT "A"
Legal Description

Lot 170, of VILLA GRANDE RANCHEROS UNIT TWO REPLATTED, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 19 of Maps, page 15.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: <u>401-64-0960</u>	BOOK	MAP	PARCEL	SPLIT
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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:

Tracy D. Covey
 P.O. Box 39316
 Ninlchik, AK 99639

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

John Wiener
 323 W White Rd
 Spokane, WA 99224

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

4. ADDRESS OF PROPERTY:

4160 E Appaloosa Drive
 Eloy, AZ 85131

5. MAIL TAX BILL TO:

John Wiener
Same As # 3

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
 Affixed Not Affixed
 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 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: _____

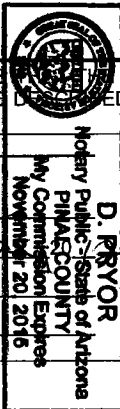
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Buyer / Agent _____
 State of _____ County of _____
 Subscribed and sworn to before me on this _____ day of _____, 2012
 Notary Public _____
 Notary Expiration Date 11-20-15



THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent _____
 State of _____ County of _____
 Subscribed and sworn to before me on this _____ day of _____, 2012
 Notary Public _____
 Notary Expiration Date 11-20-15

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL
 FEE NO: 2012-042295
 RECORD DATE: 05/18/2012

10. SALE PRICE: \$ 95,000.00

11. DATE OF SALE (Numeric Digits): 03/12
 Month / Year

12. DOWN PAYMENT \$ 31,000.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s) 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):

Buyer Same As
 (520) 494-8201

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

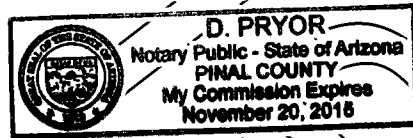


Exhibit A

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