

RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

**Delbert Haddox**

**1247 E Prickly Pear,  
Casa Grande, AZ 85122**

ESCROW NO. 76111391 - 076 - CG



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE**

DATE/TIME 05/21/2012 1422

FEE \$12 00

PAGES 2

FEE NUMBER 2012-042668



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

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

**Eric McCarty, An Unmarried Man and Danna McCarty, An Unmarried Woman, who acquired title as  
Husband and Wife**

("Grantor") conveys to

**Delbert Haddox, A Married Man as his Sole and Separate Property**

the following real property situated in Pinal County, ARIZONA:

LOT 881, MISSION VALLEY PHASE 6, ACCORDING TO THE PLAT OF RECORD IN  
THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,  
RECORDED IN CABINET G, SLIDE 152.

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 17, 2012

Grantor(s)

SELLERS:

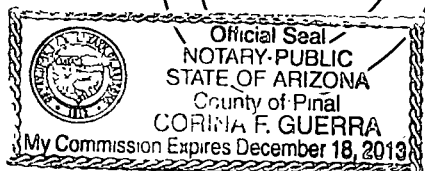
Eric McCarty

Danna McCarty

State of Arizona

County of Pinal } ss:

The foregoing Warranty Deed, dated May 16, 2012 and consisting of 2 page(s), was acknowledged before me this 18 day of May, 2012, by Eric McCarty



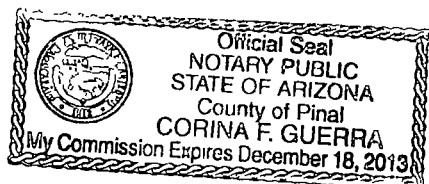
Corina F. Guerra  
Notary Public

My commission expires: 12-18-13

State of Arizona

County of Pinal } ss:

The foregoing Warranty Deed, dated May 16, 2012 and consisting of 2 page(s), was acknowledged before me this 18 day of May, 2012, by Danna McCarty



Corina F. Guerra  
Notary Public

My commission expires: 12-18-13

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: <input checked="" type="checkbox"/>	505-87-8870			
<input type="checkbox"/>	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? 0

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Eric McCarty

15151 W Camden Dr  
Casa Grande, AZ 85191

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

Delbert Haddox

1247 E Prickly Pear

Casa Grande, AZ 85122

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

## 4. ADDRESS OF PROPERTY:

1837 E. Angelica St.

Casa Grande, AZ 85222

## 5. MAIL TAX BILL TO:

Delbert Haddox

1837 E. Angelica St.

Casa Grande, AZ 85222

## 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:

- X 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.

Signature of Buyer / Agent

State of AZ, County of Pinal

Subscribed and sworn to before me on this 17 day of May, 2012

Notary Public

Notary Expiration Date 10-18-13

## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL  
FEE NO: 2012-042668  
RECORD DATE: 05/21/2012

10. SALE PRICE: \$ 127,000.00

11. DATE OF SALE (Numeric Digits): 05/12  
Month / Year

12. DOWN PAYMENT \$ 2301.00

## 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  
d. ☐ Seller Loan (Carryback) (3) ☒ FHA  
f. ☐ Other financing; Specify: \_\_\_\_\_

## 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:

\$ 0 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):

SAME AS #3

## 18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Seller / Agent

State of AZ, County of Pinal

Subscribed and sworn to before me on this 18 day of May, 2012

Notary Public

Notary Expiration Date 10-18-13

Escrow No.: 76111391-076-CG

**EXHIBIT "A"**  
**Legal Description**

LOT 881, MISSION VALLEY PHASE 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 152.