

**RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY**

RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

**Bruce Stewart**

**Box 697,  
Cochrane, AB T4C-1A8**

ESCROW NO.: 76112349 - 076 - TH



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

DATE/TIME: 09/07/2012 1036

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2012-077414



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

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

**Susan Fern Brooks, A Single Woman**

("Grantor") conveys to

**Bruce Stewart, A Single Man**

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.

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

Dated: August 28, 2012

Grantor(s):

SELLER:

  
\_\_\_\_\_  
Susan Fern Brooks

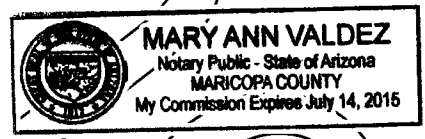
State of ARIZONA  
County of MARICOPA

} ss:

Individual

The foregoing Warranty Deed, dated August 28, 2012 and consisting of 2 page(s), was acknowledged before me this 5<sup>th</sup> day of September, 2012, by

Susan Fern Brooks



Mary Ann Valdez  
Notary Public

My comm expires: 7/14/19

MARICOPA

Escrow No. 76112349-076-TH

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

LOT 16, HIDDEN VALLEY ESTATES UNIT 15, ACCORDING TO BOOK 16 OF MAPS, PAGE 36, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT ALL OIL AND GAS AS RESERVED IN DEED RECORDED IN BOOK 17, PAGE 247, RECORDS OF PINAL COUNTY, ARIZONA.

Proprietary

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

|                                   |      |     |        |       |
|-----------------------------------|------|-----|--------|-------|
| Primary Parcel: <u>501-53-016</u> | 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:

Susan Fern Brooks  
108 N Greenfield Rd #1303  
Mesa, AZ 85205

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

Bruce Stewart  
Box 697  
Cochrane, AB T4C-1A8

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

4. ADDRESS OF PROPERTY:

44262 W. Padilla Rd.  
Maricopa, AZ 85139

5. MAIL TAX BILL TO:

Bruce Stewart  
SAME AS # 3

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

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agricultural
- h.  Mobile or Manufactured Home  
 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

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

Susan Fern Brooks  
 Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 5th day of Sept 2012

Notary Public Mary Ann Valdez

Notary Expiration Date \_\_\_\_\_



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/07/2012 1036

FEE NUMBER: 2012-077414

10. SALE PRICE: \$ 57,000.00

11. DATE OF SALE (Numeric Digits): 08/2012  
 Month / Year

12. DOWN PAYMENT \$ 57000.00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from financial institution:
  - (1)  Conventional
  - (2)  VA
  - (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:

-\$ \_\_\_\_\_ 00 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 # 3

18. LEGAL DESCRIPTION (attach copy if necessary):

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

P. Selby  
 Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 7th day of Sept 2012

Notary Public D. Pryor

Notary Expiration Date 11-20-15

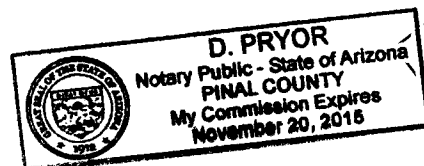


Exhibit A

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HomeLife