

RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

Alan L. Purinton  
Carole Purinton  
2475 Rockhound Rock S.W.,  
Deming, NM 88030

DATE/TIME: 12/17/2012 1315

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2012-108165



ESCROW NO.: 55121249 - 055 - GW

112

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

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

**Heather T. Ngo and Binh N. Ngo, wife and husband**

("Grantor") conveys to

**Alan L. Purinton and Carole Purinton, husband and wife**

the following real property situated in Pinal County, ARIZONA:

Lot 93, GHOST RANCH UNIT 1, according to Cabinet E, Slide 40, records of 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.

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

Dated: December 11, 2012

**Grantor(s):**

**SELLERS:**

*Heather T. Ngo*  
Heather T. Ngo

*Binh N. Ngo*  
Binh N. Ngo

OFFICIAL RECORDS OF PINAL COUNTY RECORDER

Wdeed

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

The foregoing Warranty Deed, dated 12/11/2012 and consisting of 1 page(s), was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_.

*See Attached*  
\_\_\_\_\_  
Notary Public

**UNOFFICIAL**

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Sacramento

On Dec 14, 2012 before me, N. Jensen, Notary Public  
(Here insert name and title of the officer)

personally appeared: Leather T. Ngo and Binh N. Ngo

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

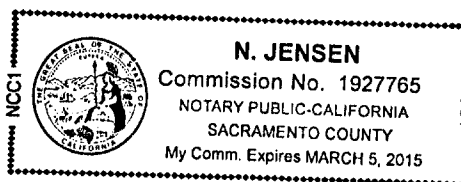
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*[Handwritten Signature]*

Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- \_\_\_\_\_  
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

Alan L. Purinton and Carole Purinton, 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 12/11/2012, and executed by **Heather T. Ngo and Binh N. Ngo** as Grantors, to **Alan L. Purinton and Carole Purinton** as Grantees, and which conveys the real property described as:

Lot 93, GHOST RANCH UNIT 1, according to Cabinet E, Slide 40, records of Pinal County, Arizona.

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: December 11, 2012

GRANTEES:

Alan L. Purinton  
Alan L. Purinton

Carole Purinton  
Carole Purinton

State of Arizona  
County of Maricopa } ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated 12/11/2012 and consisting of 1 page(s), was acknowledged before me this 14 day of Dec, 2012, by Alan L. Purinton Carole Purinton

Stacy Morin-Pascual  
Notary Public



STACY MORIN-PASCUAL  
Notary Public—Arizona  
Maricopa County  
Expires 08/01/2015

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	509-38-293			
	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:

Heather T. Ngo and Binh N. Ngo  
 11781 Azalea Garden Way  
 Rancho Cordova, CA 95742

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

Alan L. Purinton and Carole Purinton  
 2475 Rockhound Rock S.W.  
 Deming, NM 88030

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

4. ADDRESS OF PROPERTY:

293 W. Hawthorne Drive  
 Casa Grande, AZ 85122

5. MAIL TAX BILL TO:

Alan L. Purinton and Carole Purinton  
 293 W. Hawthorne Dr  
 Casa Grande, AZ 85122

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.

Signature of Seller / Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 14 day of Dec 2012  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 8-25-14

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 14 day of Dec 2012  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 8-01-2015



FOR RECORDER'S USE ONLY

PINAL COUNTY  
 DATE/TIME: 12/17/2012 1315  
 FEE NUMBER: 2012-108165

10. SALE PRICE: \$ 110,000.00

11. DATE OF SALE (Numeric Digits): 12/2012  
 Month / Year

12. DOWN PAYMENT \$ 0.00

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:

\$ 0.00 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):

Security-Title Agency  
 3636 N. Central Ave. #140, Phoenix, AZ 85012  
 (602) 266-0642

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Escrow No. 55121249-055-GW

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

Lot 93, GHOST RANCH UNIT 1, according to Cabinet E, Slide 40, records of Pinal County, Arizona.