



RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

Dennis Deal
Susan Deal
3301 S. Goldfield Rd. #4049,
Apache Junction, AZ 85119

DATE/TIME: 01/03/2013 1523

FEE: \$11.00

PAGES: 5

FEE NUMBER: 2013-000632



ESCROW NO.: 66121816 - 066 - TR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Gregory G. Hagopian PLLC

("Grantor") conveys to

Dennis Deal and Susan Deal, husband and wife

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: December 31, 2012

Grantor(s):

SELLER:

Gregory G. Hagopian PLLC

State of Arizona
County of Maricopa } ss:

Entity

The foregoing Owners Affidavit, dated December 31, 2012 and consisting of 3 page(s), was acknowledged before me this 3 day of January, 2013, by Gregory G. Hagopian, the member of Gregory G. Hagopian PLLC on behalf of the Seller.



Tonya Ross
Notary Public

OFFICIAL COPY

Exhibit A

LOT 169, OF JOHNSON RANCH 41 AND 47, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET E, SLIDE 57.

EXCEPTING THERE FROM ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.

NOFFICE

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

Dennis Deal and Susan Deal, 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 December 31, 2012, and executed by **Gregory G. Hagopian PLLC** as Grantors, to **Dennis Deal and Susan Deal** 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: December 31, 2012

GRANTEES:

Dennis Deal

Dennis Deal

Susan Deal

Susan Deal

State of Arizona
County of Maricopa

} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated December 31, 2012 and consisting of 1 page(s), was acknowledged before me this 3 day of

January, 2013, by Dennis Deal and Susan Deal

Tonya Ross
Notary Public



Exhibit A

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: <u>210-74-169</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:

Gregory G. Hagopian PLLC
847 E. La Costa Pl.
Chandler, AZ 85249

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

Dennis Deal and Susan Deal
3301 S. Goldfield Rd. #4049
Apache Junction, AZ 85119

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

4. ADDRESS OF PROPERTY:

31938 N. Larkspur Dr.
San Tan Valley, AZ 85143

5. MAIL TAX BILL TO:

Dennis Deal
31938 N. Larkspur Dr.
San Tan Valley, AZ 85143

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.
- To be rented to someone other than a "family member."
- Owner occupied, not a primary residence.

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 3 day of Jan 20 13
 Notary Public [Signature]
 Notary Expiration Date 8.21.14

Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 3 day of Jan 20 13
 Notary Public [Signature]
 Notary Expiration Date 8.21.14

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 01/03/2013 1523

FEE NUMBER: 2013-000632

10. SALE PRICE: \$ 206,000.00

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

12. DOWN PAYMENT \$ 206,000.00

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

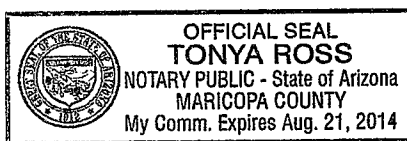
If Yes, briefly describe the solar / energy efficient components: _____

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

Security Title Agency
3100 W. Ray Rd., Ste. 143, Chandler, AZ 85226
(480) 838-8788

18. LEGAL DESCRIPTION (attach copy if necessary):

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



Escrow No. 66121816-066-TR

EXHIBIT "A"
Legal Description

LOT 169, OF JOHNSON RANCH 41 AND 47, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET E, SLIDE 57.

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