



RECORDING REQUESTED BY
American Title Service Agency, LLC.
AND WHEN RECORDED MAIL TO:
ALBERT GREGORY LOADES
SHARON MAE LOADES
1054 CANDLE CREST
SHERWOOD PARK, AB T8H 80201
CANADA

DATE/TIME: 01/25/2013 0926
FEE: \$11.00
PAGES: 2
FEE NUMBER: 2013-006506



ESCROW NO.: 00044381 - 046 - SR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
ROBERT A. WHYTE, a married man as his sole and separate property
do/does hereby convey to

ALBERT GREGORY LOADES and SHARON MAE LOADES, husband and wife
the following real property situated in Pinal County, ARIZONA:

Lot 64, of PHASE II PARCEL 26B AT RANCHO EL DORADO, according to the plat of record in the
office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 167.

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. And I
or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

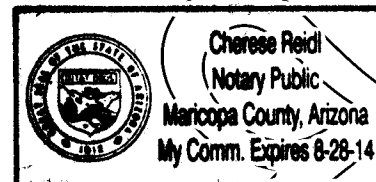
SELLER:

ROBERT A. WHYTE

State of **ARIZONA** }ss:
County of **MARICOPA**

On January 23, 2013, before me,
THE UNDERSIGNED Chereese Reidl
a Notary Public in and for said County and State, personally
appeared **ROBERT A. WHYTE**
personally known to me (or 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.

FOR NOTARY SEAL OR
STAMP



WITNESS my hand and official seal.
Signature Chereese Reidl

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

ALBERT GREGORY LOADES and SHARON MAE LOADES, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated January 18, 2013, and executed by **ROBERT A. WHYTE**, as Grantors, to **ALBERT GREGORY LOADES and SHARON MAE LOADES**, as Grantees, and which conveys certain premises described as:

Lot 64, of PHASE II PARCEL 26B AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 167.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: January 18, 2013

BUYERS:



ALBERT GREGORY LOADES



SHARON MAE LOADES

State of **ARIZONA**

}ss:

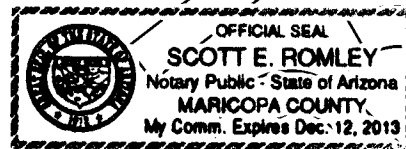
County of **MARICOPA**

The foregoing instrument was subscribed and sworn to before me this 24 day of January, 2013 by **ALBERT GREGORY LOADES and SHARON MAE LOADES.**



Notary Public

My Commission Expires: 12.12.13



(FOR NOTARY SEAL OR STAMP)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	512-06-1950			
	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:

ROBERT A. WHYTE
 5830 E. Caballo Drive
 Paradise Valley, AZ 85253

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

ALBERT GREGORY LOADES
 1054 Candle Crest
 Sherwood Park, AB T8H 80201 CANADA

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

41741 W. Bravo Court
 Maricopa, AZ 85138

5. MAIL TAX BILL TO:

ALBERT GREGORY LOADES
 1054 Candle Crest
 Sherwood Park, AB T8H 80201 CANADA

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

- a. Vacant Land
- b. Single Family Resident
- 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 24th day of January, 20 13.

Notary Public: Deborah J. Falletta

Notary Expiration Date: 11-22-14

FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 01/25/2013 0926
 FEE NUMBER: 2013-006506

10. SALE PRICE: \$ 215,000.00

11. DATE OF SALE (Numeric Digits): 01/2013
Month / Year

12. DOWN PAYMENT \$ 215,000.00

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 devises, 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):
 American Title Service Agency, Llc.
 1640 S. Stapley Drive, Suite 105, Mesa, AZ 85204
 (480) 831-3000

18. LEGAL DESCRIPTION (attach copy if necessary):
 Lot(s) 64, of PHASE II PARCEL 26B AT RANCHO EL DORADO; CABINET D; SLIDE 167

Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 24 day of January, 20 13.

Notary Public: Scott E. Romley

Notary Expiration Date: 12/12/13

