

**RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY**



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

Jennifer L. Rivera-McAdams
James McAdams

1270 W. Herford Dr
San Tan Valley Az 85143

DATE/TIME: 02/06/2013 1206

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2013-010386



ESCROW NO.: 52120944 - 052 - MV

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

William C. Davis and Carol H. Davis, Husband and Wife as Joint Tenants with Right of Survivorship
("Grantor") conveys to

Jennifer L. Rivera-McAdams and James R. McAdams, wife and husband
the following real property situated in Pinal County, ARIZONA:

LOT 5, PARCEL 14 AT CIRCLE CROSS RANCH, ACCORDING TO PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET F, SLIDE 109.

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: January 3, 2013

Grantor(s):

SELLERS:

William C. Davis

William C. Davis

Carol H. Davis

Carol H. Davis

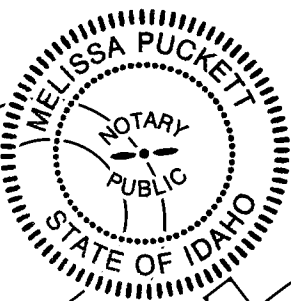
State of Idaho
County of Bonneville

} ss:

Individual

The foregoing Warranty Deed, dated January 3, 2013 and consisting of 2 page(s), was acknowledged before me this 11th day of January, 2013, by William C. Davis & Carol H. Davis.

Melissa Puckett
Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

J.R.
Jennifer L. Rivera-McAdams and James McAdams, 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 January 3, 2013, and executed by **William C. Davis and Carol H. Davis, Husband and Wife as Joint Tenants with Right of Survivorship** as Grantors, to Jennifer L. Rivera-McAdams and James McAdams as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof. *R. J.R.*

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: January 3, 2013

GRANTEES:

Jennifer L. Rivera-McAdams
Jennifer L. Rivera-McAdams

James McAdams
James McAdams

State of Arizona

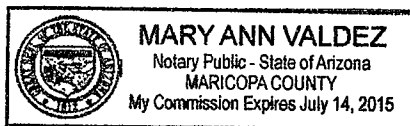
County of ~~Pinal~~ *Maricopa*

} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated January 3, 2013 and consisting of 1 page(s), was acknowledged before me this 5th day of February, 2013, by

Jennifer L. Rivera-McAdams and James R. McAdams



Mary Ann Valdez
Notary Public

Exhibit A

LOT 5, PARCEL 14 AT CIRCLE CROSS RANCH, ACCORDING TO PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY,
ARIZONA, RECORDED IN CABINET F, SLIDE 109.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	210-80-7140			
	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:

William C. Davis & Carol H. Davis
1811 Caribou
Idaho Falls, ID 83401

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

Jennifer L. Rivera-McAdams & James McAdams
0842 W Sun Coast Dr
Gilbert, AZ 85233

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

4. ADDRESS OF PROPERTY:

1270 W. Hereford Drive
San Tan Valley, AZ 85143

5. MAIL TAX BILL TO:

Jennifer L. Rivera-McAdams & James McAdams
1270 W. Hereford Dr
San Tan Valley AZ 85143

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

- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> 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:

- ☒ 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. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> 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: William C Davis Carol H Davis

State of Idaho, County of Bonneville

Subscribed and sworn to before me on this 11th day of January, 2013

Notary Public: Melissa Puckett

Notary Expiration Date: 1/26/2015

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 02/06/2013 1206

FEE NUMBER: 2013-010386

10. SALE PRICE: \$ 144,900.00

11. DATE OF SALE (Numeric Digits): 02/13
Month / Year

12. DOWN PAYMENT \$ 4872.00

13. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| | (3) <input type="checkbox"/> FHA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> 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
5304 E! Southern Ave., Ste. 122, Mesa, AZ 85206
(480) 892-1523

18. LEGAL DESCRIPTION (attach copy if necessary):

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

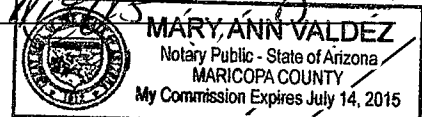
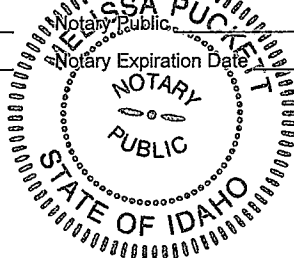
Signature of Buyer / Agent: Jennifer L. Rivera-McAdams

State of ARIZONA, County of Maricopa

Subscribed and sworn to before me on this 6th day of February, 2013

Notary Public: MARY ANN VALDEZ

Notary Expiration Date: July 14, 2015



Escrow No. 52120944-052-MV

EXHIBIT "A"
Legal Description

LOT 5, PARCEL 14 AT CIRCLE CROSS RANCH, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 109.