



RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

JOHN M. GIBSON
2412 277TH AVE SE
SAMMANISH, WA 98075

DATE/TIME: 04/25/2013 1445

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-033962



ESCROW NO.: 01790201 - 821 - S8H

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
PATRICIA TOPPER, an unmarried woman
do/does hereby convey to

JOHN M. GIBSON and LINDA L. GIBSON, husband and wife
the following real property situated in PINAL County, ARIZONA:

**LOT 13, PROVINCE PARCEL 6A, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE(S) 77, AS
RECORDED IN THE PUBLIC 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.

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

Dated: April 19, 2013

Grantor(s):

PATRICIA TOPPER

State of Arizona
County of Maricopa

} ss:

On 4/25, 2013, before me personally appeared **PATRICIA TOPPER**, whose identity was
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and
who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



Notary Public
Commission Expires: 6/23/15

ESCROW NO.: 01790201 821 S8H

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

JOHN M. GIBSON and LINDA L. GIBSON, 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 April 19, 2013 , and executed by **PATRICIA TOPPER, an unmarried woman** as Grantors, to **JOHN M. GIBSON and LINDA L. GIBSON, husband and wife** as Grantees, and which conveys certain premises described as:


LOT 13, PROVINCE PARCEL 6A, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE(S) 77, AS RECORDED IN THE PUBLIC RECORDS OF PINAL COUNTY, ARIZONA.

to the Grantees named therein, 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.

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 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: April 25, 2013

GRANTEES:



JOHN M. GIBSON



LINDA L. GIBSON

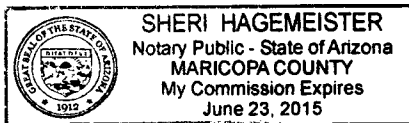
*By John M. Gibson under
attorney in fact*


State of Arizona
County of Maricopa

} SS:

On 4/25, 2013, before me personally appeared **JOHN M. GIBSON individually and as attorney in fact for LINDA L. GIBSON**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)





Notary Public
Commission Expires: 6/23/15

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 512-07-734
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 (no more than four):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

PATRICIA TOPPER
6462 W. SHANNON CT.
CHANDLER, AZ 85226

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

JOHN M. GIBSON
2412 277TH AVE SE
SAMMANISH, WA 98075

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

4. ADDRESS OF PROPERTY:

42528 W. NORTH STAR DRIVE, MARICOPA, AZ 85138

5. MAIL TAX BILL TO:

JOHN M. GIBSON
Same as above # 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, number of units::

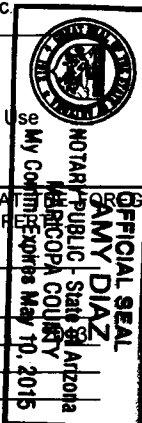
For Apartment, Motels/Hotels, Mobile Home Parks/ RV Parks, etc. _____

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. Commercial or Industrial Use
- f. Other: _____

THE UNDERSIGNED BEING DULY SWORN ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT 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 this _____ day of _____, 2013
Notary Public _____
Notary Expiration Date 5-10-15



FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 04/25/2013 1445
FEE NUMBER: 2013-033962

10. SALE PRICE: \$ 190,000.00

11. DATE OF SALE (Numeric Digits): 04 / 13
Month Year

12. DOWN PAYMENT: \$ 5,000.00

- 13. METHOD OF FINANCING:**
- e. New loan(s) from financial institution:
 - (1) Conventional
 - (2) VA
 - (3) FHA
 - f. Other financing; Specify: _____
 - a. Cash (100% of Sale Price)
 - b. Barter or trade
 - c. Assumption of existing loan(s)
 - d. Seller Loan (Carryback)

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% 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: _____

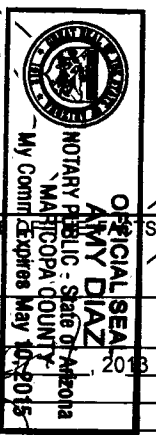
16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(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):

PATRICIA TOPPER
6462 W. SHANNON CT.
CHANDLER, AZ 85226 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):
LOT 13, PROVINCE PARCEL 6A



Signature of Buyer/Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me this _____ day of _____, 2013
Notary Public _____
Notary Expiration Date 5-10-15

Exhibit A Legal Description

LOT 13, PROVINCE PARCEL 6A, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE(S) 77, AS RECORDED IN THE PUBLIC RECORDS OF PINAL COUNTY, ARIZONA.

UNOFFICIAL