

# FIRST ARIZONA TITLE AGENCY

Recorded at the request of First Arizona Title Agency.  
When recorded mail to

Michael Richardson  
Debra Richardson

Escrow No. 10130022



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 04/26/2013 1401

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-034361



## Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we, **Bryan Scott Thompson and Cynthia Loree Thompson**, do/does hereby convey to **Michael Richardson and Debra Richardson**, husband and wife, the following real property situated in Pinal, County, Arizona:

\*husband and wife

**Lot 42, of TORTOSA - NW PARCEL 9, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 96 and Certificate of Correction recorded as 2005-012595 of official records and as 2005-062199 of official records.**

Grantee is herein prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$212,400.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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 23, 2013.

**Refer to Page 2 attached hereto for  
Grantor and Notary Acknowledgments**

GRANTOR(S):

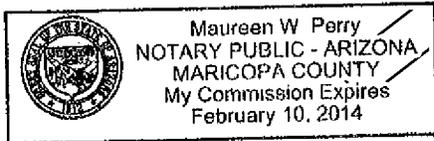
[Signature]  
Bryan Scott Thompson

[Signature]  
Cynthia Loree Thompson

STATE OF AZ )  
COUNTY OF Pinal ) SS.

This instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2013 by: **Bryan Scott Thompson and Cynthia Loree Thompson**

My Commission Expires: 2/10/14 [Signature]  
Notary Public



**DUPLICATE**

# ACCEPTANCE OF COMMUNITY PROPERTY

(Grantee)

KNOWN ALL MEN BY THESE PRESENTS:

THAT **Michael W. Richardson and Debra Richardson, 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 which is dated **April 23, 2013**, and executed by **Bryan Scott Thompson and Cynthia Loree Thompson** as Grantor, and **Michael W. Richardson and Debra Richardson, husband and wife** as Grantee, and which instrument concerns the following described property:

**Lot 42, of TORTOSA – NW PARCEL 9, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 96 and Certificate of Correction recorded as 2005-012595 of official records and as 2005-062199 of official records.**

THAT we are acquiring our interest as Community Property with Right of Survivorship.

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said interest as community property with right of survivorship and to acquire any interest in, or any proceeds arising out of said property, not as tenants in common and not as joint tenants, but as Community Property with Right of Survivorship.

Michael W. Richardson

Buyer

Debra Richardson

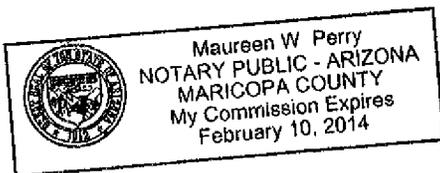
Buyer

STATE OF ARIZONA

COUNTY OF Pinal ss.

This instrument was acknowledged before me this 23rd day of April, 2013 by: **Michael W. Richardson and Debra Richardson, husband and wife**

My Commission Expires: 2/10/14

  
Notary Public

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-62-728  
 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:

Bryan Scott Thompson  
20194 N. Valencia Dr.  
Maricopa, AZ 85138

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

Michael W. Richardson  
49929 W Gail Lane  
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

20194 N. Valencia Dr.  
Maricopa, AZ 85138

5. MAIL TAX BILL TO:

Michael W. Richardson  
20194 N Valencia Dr  
Maricopa, AZ 85138

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.
- 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 AZ, County of Pinal  
 Subscribed and sworn to before me on this 23rd day of APR 2013  
 Notary Public Maureen W Perry  
 Notary Expiration Date 2/10/14

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**  
**DATE/TIME: 04/26/2013 1401**  
**FEE NUMBER: 2013-034361**

10. SALE PRICE: \$ 177,000.00 00

11. DATE OF SALE (Numeric Digits): 04 / 2013  
 Month / Year

12. DOWN PAYMENT \$ 500 00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 f.  Other financing; Specify: \_\_\_\_\_  
 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 percent or more? Yes  No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ 00 AND  
 briefly describe the Personal Property: n/a

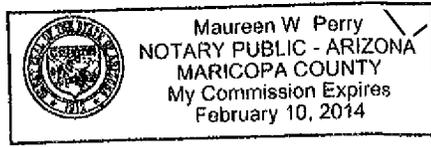
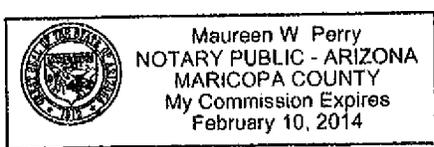
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

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):  
 SELLER AT ADDRESS ABOVE ✓  
 BUYER AT ADDRESS ABOVE ✓  
 PHONE: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE "LEGAL DESCRIPTION" ATTACHED HERETO.**

Signature of Buyer / Agent Michael W Richardson  
 State of AZ, County of Pinal  
 Subscribed and sworn to before me on the 23rd day of APR 2013  
 Notary Public Maureen W Perry  
 Notary Expiration Date 2/10/14



## LEGAL DESCRIPTION

Lot 42, of TORTOSA – NW PARCEL 9, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 96 and Certificate of Correction recorded as 2005-012595 of official records and as 2005-062199 of official records.