



Clear Title Agency of Arizona

Recording Requested by:
Clear Title Agency of Arizona

When recorded mail to:
Gary Dashney
7650 South McClintock Drive, Suite #103-287
Tempe, AZ 85284

DATE/TIME: 05/20/2013 1417

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-041726



WARRANTY DEED

File No. 40-508313 (hh)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

John A. Paulette and Lori R. Paulette, husband and wife, the GRANTOR does hereby convey to

Gary Dashney, a married man as his sole and separate property, the GRANTEE

the following described real property situate in Pinal County, Arizona:

LOT 38, OF PALM SPRINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 7 OF MAPS, PAGE 27.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements
and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set
forth above.

DATED: April 22, 2013

File No.: 40-508313 (hh)
A.P.N.: 102-03-0380 4

Warranty Deed - continued



John A. Paulette



Lori R. Paulette

STATE OF

ARIZONA

)

County of

Maricopa

)ss.

On

May 13, 2013

, before me, the undersigned Notary Public, personally appeared John A. Paulette and Lori R. Paulette, 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.

WITNESS my hand and official seal.

My Commission Expires:

8-31-2013



Notary Public



H. HARRIS
Notary Public—Arizona
Maricopa County
Expires 08/31/2013

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-03-0380 4
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:

John A. Paulette and Lori R. Paulette
920 E. ESTEVAN AVENUE
Apache Junction, AZ 85119

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

Gary Dashney
7650 South McClintock Drive, Suite #103-287
Tempe, AZ 85284

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

4. ADDRESS OF PROPERTY:

920 East Estevan Avenue
Apache Junction, AZ 85119

5. MAIL TAX BILL TO:

Gary Dashney
7650 South McClintock Drive, Suite #103-287
Tempe, AZ 85284

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"/> Agriculture |
| 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

State of Arizona, County of Pinal Maricopa

Subscribed and sworn to before me on this 13 day of MAY 20 13

Notary Public

Notary Expiration Date 8-31-2013

13
DOR FORM 82162 (08/2012)



H. HARRIS
Notary Public—Arizona
Maricopa County
Expires 08/31/2013

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 05/20/2013 1417

FEE NUMBER: 2013-041726

10. SALE PRICE: \$90,000.00 00

11. DATE OF SALE (Numeric Digits): 0 4 / 1 3
Month/Year

12. DOWN PAYMENT \$90,000 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from Financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☐ Seller Loan (Carryback) (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:

\$ 0.00 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):

Clear Title Agency of Arizona

3100 West Ray Road, Suite 111

Chandler, AZ 85226

40-508313 (hh) Phone (480)278-8440

18. LEGAL DESCRIPTION (attach copy, if necessary):

Lot 38, of PALM SPRINGS (7 / 27)

Signature of Buyer / Agent

State of Arizona, County of Pinal Maricopa

Subscribed and sworn to before me on this 16 day of MAY 20 13

Notary Public

Notary Expiration Date 8-31-2013



H. HARRIS
Notary Public—Arizona
Maricopa County
Expires 08/31/2013