



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Thuy Glass and Jon Glass
317 South Tiago Drive
Gilbert, AZ 85233

DATE/TIME: 06/17/2013 1516

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2013-050332



1-2B
2
JUN 14 2013

WARRANTY DEED

Escrow No. 207-5560820 (mmc)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,
Paul E. Van Liew and Naomi E. Van Liew, husband and wife, the GRANTOR does hereby convey to
Thuy Glass and Jon Glass, wife and husband, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 21, OF SAN TAN RANCHES UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 14 OF MAPS, PAGE(S) 34.

EXCEPT THEREFROM, ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 51 OF DEEDS, PAGE 409.

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: May 21, 2013

RECEIVED

File No.: 207-5560820 (mmc)
A.P.N.: 210-19-0210 0

Warranty Deed - continued

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Paul E. Van Liew

Paul E. Van Liew

Naomi E. Van Liew

Naomi E. Van Liew

STATE OF ARIZONA)

County of MARICOPA) ss.

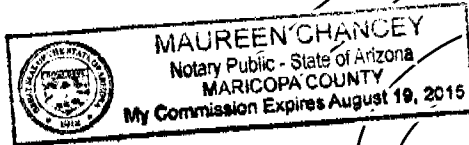
On June 14, 2013, before me, the undersigned Notary Public, personally appeared Paul E. Van Liew and Naomi E. Van Liew, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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: 8-19-2015

Maureen Chancey

Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 05/21/2013 by and between Paul E. Van Liew and Naomi E. Van Liew and Thuy Glass and Jon Glass.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: 05/21/2013

Thuy Glass

Thuy Glass

Signed in counterpart

Jon Glass

STATE OF

CA

)
)ss.

County of

Sacramento

On 6/13/13, before me, the undersigned Notary Public, personally appeared Thuy Glass and ~~Jon Glass~~, 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: 7/5/13

Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 05/21/2013 by and between Paul E. Van Liew and Naomi E. Van.Liêu and Thuy Glass and Jon Glass.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: 05/21/2013

Signed in counterpart

Thuy Glass

Jon Glass

Jon Glass

STATE OF AZ)

County of)

Maricopa)
SS:)

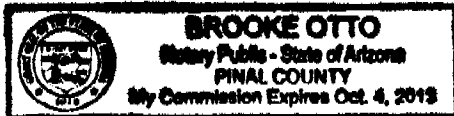
On June 13, 2013, before me, the undersigned Notary Public, personally appeared ~~Thuy Glass and~~ Jon Glass, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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: 10/4/2013

[Signature]

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-19-0210 0
 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:

Paul E. Van Liew and Naomi E. Van Liew
14828 North Hana Maui Drive
Phoenix, AZ 85022

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

Thuy Glass and Jon Glass
317 South Tiago Drive
Gilbert, AZ 85233

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

4. ADDRESS OF PROPERTY:

30353 North Varnum Road Unit 21
San Tan Valley, AZ 85143

5. MAIL TAX BILL TO:

Thuy Glass and Jon Glass
317 South Tiago Drive
Gilbert, AZ 85233

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 c. Condo or Townhouse h. Mobile or manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify:
 e. 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. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy 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 Pinal

Subscribed and sworn to before me on this 14 day of June 2013

Notary Public Maureen Chancey

Notary Expiration Date 8-19-2015

DOR FORM 8216 (01-2012)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/17/2013 1516

FEE NUMBER: 2013-050332

10. SALE PRICE: \$ 65,000.00 00

11. DATE OF SALE (Numeric Digits): 6 / 13
 Month/Year

12. DOWN PAYMENT \$ 65,000 00

13. METHOD OF FINANCING:

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

First American Title Insurance Company
18291 North Pima Road, Suite 145
Scottsdale, AZ 85255
207-5560820 (mrm) Phone (480)563-9034

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 21, SAN TAN RANCHES UNIT 2 (14 / 34)

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

STAMPED IN COUNTERPART

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-19-0210 0
 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:

Paul E. Van Liew and Naomi E. Van Liew
14828 North Hana Maui Drive
Phoenix, AZ 85022

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

Thuy Glass and Jon Glass
317 South Tiago Drive
Gilbert, AZ 85233

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

4. ADDRESS OF PROPERTY:

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Gilbert, AZ 85233

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 c. Condo or Townhouse h. Mobile or manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

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- 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 d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy 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 Pinal
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY

10. SALE PRICE: \$ 65,000.00 00

11. DATE OF SALE (Numeric Digits): 6 13
 Month/Year

12. DOWN PAYMENT \$ 65,000 00

13. METHOD OF FINANCING:
- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) 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
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 \$ 0.00 00 AND
 briefly describe the Personal Property: _____

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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):
First American Title Insurance Company
18291 North Pima Road, Suite 145
Scottsdale, AZ 85255
207-5560820 (mmc) Phone (480)563-9034

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 21, SAN TAN RANCHES UNIT 2 (14 / 34)

Signature of Buyer / Agent _____
 State of California, County of Sacramento
 Subscribed and sworn to before me on this 13 day of June 2013
 Notary Public _____
 Notary Expiration Date 7/5/13

