



**RECORDING REQUESTED BY:**

Fidelity National Title Agency

**AND WHEN RECORDED MAIL TO:**

Dean T. Burt  
Nancy Jo Burt  
201 E 9th  
Ritzville, WA 99169

DATE/TIME: 06/26/2013 1239

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2013-053334



ESCROW NO.: 35001814-035-JE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Gary Duane Clark, A Single Man**

("Grantor") conveys to

**Dean T. Burt and Nancy Jo Burt, Husband and Wife**

the following real property situated in Pinal County, ARIZONA:

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

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: June 19, 2013

**Grantor(s):**

  
\_\_\_\_\_  
Gary Duane Clark

**NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED**

State of Arizona  
County of Maricopa } ss:

The foregoing document was acknowledged before me this 20 day of June, 2013  
by Gary Duane Clark

(Seal)



MARY LOU YOUDE  
Notary Public - Arizona  
Maricopa County  
Expires June 6, 2015

  
\_\_\_\_\_  
Notary Public

Escrow No.: 35001814-035-JE

**EXHIBIT "A"**  
**Legal Description**

LOT 45, OF JOHNSON RANCH PARCEL 22A, ACCORDING TO CABINET E, SLIDE 22,  
RECORDS OF PINAL COUNTY, ARIZONA.

ESCROW NO.: 35001814 035 JE

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

Dean T. Burt and Nancy Jo Burt, Husband and Wife, 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 June 19, 2013, and executed by Gary Duane Clark, A Single Man as Grantors, to Dean T. Burt and Nancy Jo Burt, Husband and Wife as Grantees, and which conveys the real property described as:

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

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: June 19, 2013

**GRANTEES:**

  
\_\_\_\_\_  
Dean T. Burt

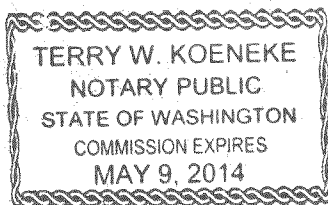
  
\_\_\_\_\_  
Nancy Jo Burt

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH  
RIGHT OF SURVIVORSHIP "DEED"**

State of WASHINGTON } ss:  
County of ADAMS

The foregoing document was acknowledged before me this 20 day of JUNE, 2013  
by DEAN T. BURT AND NANCY JO BURT

(Seal)



  
\_\_\_\_\_  
Notary Public

Escrow No.: 35001814-035-JE

**EXHIBIT "A"**  
**Legal Description**

LOT 45, OF JOHNSON RANCH PARCEL 22A, ACCORDING TO CABINET E, SLIDE 22,  
RECORDS OF PINAL COUNTY, ARIZONA.

Acptcp

**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel:	<b>210-70-4870</b>			
	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:**

Gary Duane Clark  
4707 NE Minnehaha St, Suite 303  
Vancouver, WA 98661

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

Dean T. Burt  
201 E 9th  
Ritzville, WA 99169

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

**4. ADDRESS OF PROPERTY:**

4 West Saddle Way  
San Tan Valley, AZ 85143

**5. MAIL TAX BILL TO:**

Dean T. Burt  
#3(a)

**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<br><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 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 \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY****PINAL COUNTY**

DATE/TIME: 06/26/2013 1239

FEE NUMBER: 2013-053334

10. SALE PRICE: \$ 150,000.00

11. DATE OF SALE (Numeric Digits): May 14, 2013  
Month / Year

12. DOWN PAYMENT \$ 30,000.00

**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:  
    (1) ☐ Conventional  
    (2) ☐ VA  
    (3) ☐ FHA  
f. ☐ Other financing; Specify: \_\_\_\_\_  
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: \_\_\_\_\_

**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):**

BUYERS

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

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

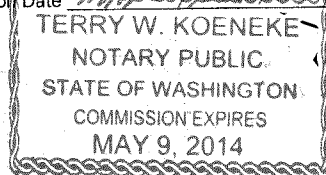
Signature of Buyer / Agent \_\_\_\_\_

State of WASHINGTON, County of ADAMS

Subscribed and sworn to before me on this 26 day of JUNE 2013

Notary Public Terry W. Koeneke

Notary Expiration Date \_\_\_\_\_



Escrow No. 35001814-035-JE

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LOT 45, OF JOHNSON RANCH PARCEL 22A, ACCORDING TO CABINET E, SLIDE 22, RECORDS OF PINAL COUNTY, ARIZONA.

# AFFIDAVIT OF PROPERTY VALUE

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Dean T. Burt  
201 E 9th  
Ritzville, WA 99169

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

## 4. ADDRESS OF PROPERTY:

4 West Saddle Way  
San Tan Valley, AZ 85143

## 5. MAIL TAX BILL TO:

Dean T. Burt

## 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 |
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| c. <input type="checkbox"/> Joint Tenancy Deed       | f. <input type="checkbox"/> Other:                |

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Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 29 day of June 2013

Notary Public Mary Lou Youde

Notary Expiration Date June 6, 2015



MARY LOU YUDE  
Notary Public - Arizona  
Maricopa County  
Expires June 6, 2015

## FOR RECORDER'S USE ONLY

10. SALE PRICE: \$ 150,000.00

11. DATE OF SALE (Numeric Digits): May 14, 2013  
Month / Year

12. DOWN PAYMENT \$ 30,000.00

## 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 checked="" 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: _____                    |

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If Yes, briefly describe the solar / energy efficient components:

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State of \_\_\_\_\_, County of \_\_\_\_\_

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Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

Escrow No. 35001814-035-JE

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