

GRAND CANYON TITLE AGENCY

Recording Requested By:
Grand Canyon Title Agency, Inc.

And When Recorded Mail To:

CHARLES P. VERRALL JR.
8188 185TH STREET SW
EDMONDS, WA 98026



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

DATE/TIME: 10/22/2013 0839

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-083826



ESCROW NO.: 68001808-068-PMB ^{1/2}

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Jonathan J. Gillespie and Amanda J. Gillespie, Husband and Wife

do/does hereby convey to

Charles P. Verrall Jr. and Christine M. Verrall, Husband and Wife *as community property with right of survivorship

the following real property situated in Pinal County, ARIZONA:


Lot 90, of ANTHEM AT MERRILL RANCH UNIT 13, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 42.

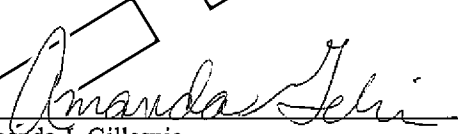
SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

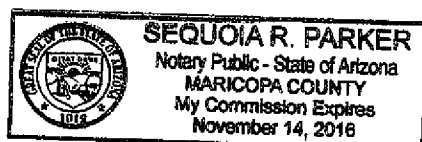
Dated October 14, 2013

See attached acceptance:


Jonathan J. Gillespie


Amanda J. Gillespie

STATE OF ARIZONA
COUNTY OF Maricopa



} ss

This instrument was acknowledged before me this
October 18, 2013 By
Jonathan J Gillespie and Amanda J. Gillespie


My commission will expire 11-14-16 Notary Public

Acceptance of Community Property with Right of Survivorship

Charles P. Verrall Jr. and Christine M. Verrall, 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,

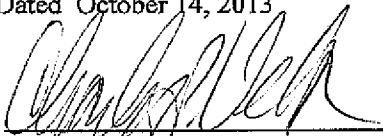
THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated October 14, 2013, and executed by Jonathan J Gillespie and Amanda J. Gillespie, as Grantors, to Charles P. Verrall Jr. and Christine M. Verrall, as Grantees, and which conveys certain premises described as:

Lot 90, of ANTHEM AT MERRILL RANCH UNIT 13, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 42.

To the Grantees named therein, not as Tenants in Common, not as Community property Estate, not as Joint Tenants with full right of Survivorship, but as Community Property with full 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 full 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 October 14, 2013



Charles P. Verrall Jr.

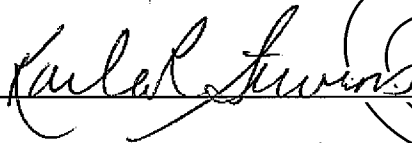


Christine M. Verrall

STATE OF WASHINGTON } ss

County of King

This instrument was acknowledged before me this 16TH day of October, 2013 by Charles P. Verrall Jr. and Christine M. Verrall



Notary Public

My commission will expire 8/27/14

Notary Public
State of Washington
KARLA R STEVENS
MY COMMISSION EXPIRES
August 27, 2014

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 211-10-516
BOOK MAP PARCEL SPLITDoes 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:**Jonathan J Gillespie & Amanda J Gillespie
6434 W. Admiral Way
Florence, AZ 85132**3. (a) BUYER'S NAME AND ADDRESS:**Charles P. Verrall Jr. & Christine M. Verrall
8188 185th Street SW
Edmonds, WA 98026(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship: _____**4. ADDRESS OF PROPERTY:**6434 W. Admiral Way
Florence, AZ 85132**5. MAIL TAX BILL TO:**Charles P. Verrall Jr.218 Third Ave N.
Edmonds WA 98020**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Resident g. ☐ Agricultural
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."

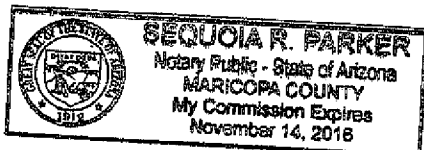
See reverse side for definition of a "primary residence" or "family member."

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 AZ, County of MaricopaSubscribed and sworn to before me on this 17 day of October 2013Notary Public Sequoia R ParkerNotary Expiration Date 11-14-16**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 10/22/2013 0839

FEE NUMBER: 2013-083826

10. SALE PRICE: \$ 220,000.00**11. DATE OF SALE (Numeric Digits):** 09/2013
Month / Year**12. DOWN PAYMENT** \$ 44,000.00**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
f. ☐ Other financing; Specify: (3) ☐ FHA
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: _____

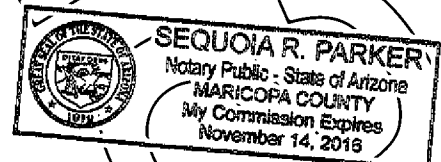
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____**16. SOLAR / ENERGY EFFICIENT COMPONENTS:**

- (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):BUYER AND SELLER HEREIN**18. LEGAL DESCRIPTION (attach copy if necessary):**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent

State of AZ, County of MaricopaSubscribed and sworn to before me on this 17 day of October 2013Notary Public Sequoia R ParkerNotary Expiration Date 11-14-16

LEGAL DESCRIPTION

Lot 90, of ANTHEM AT MERRILL RANCH UNIT 13, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 42.