

FIRST ARIZONA TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

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

Carolyn Armstrong
Willie Walton
41937 W. Chambers Ct.
Maricopa, AZ 85138

DATE/TIME: 10/31/2013 1537

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-086537



Escrow No. 10130401

3/4

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we, Santo Amaro Holdings, LLC, an Arizona Limited Liability Company, do/does hereby convey to Carolyn Armstrong, a married woman, as her sole and separate property and Willie Walton, an unmarried man, the following real property situated in Pinal, County, Arizona:

LOT 35, PHASE II PARCEL 26A AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 166.

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 October 30, 2013.

Santo Amaro Holdings, LLC, an Arizona limited liability Company

Rodney Tolman, as Manager

STATE OF ARIZONA)
COUNTY OF Maricopa) SS.



This instrument was acknowledged before me this 30 day of Oct., 2013 by: Rodney Tolman,
as Manager of Santo Amaro Holdings, LLC

My Commission Expires: 9-8-2017

Notary Public

ACCEPTANCE OF JOINT TENANCY

(Grantee)

KNOWN ALL MEN BY THESE PRESENTS:

THAT **Carolyn Armstrong, a married woman, as her sole and separate property and Willie Walton, an unmarried man** 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 **October 1, 2013**, and executed by **Santo Amaro Holdings, LLC, an Arizona Limited Liability Company** as Grantor, and **Carolyn Armstrong, a married woman, as her sole and separate property and Willie Walton, an unmarried man** as Grantee,

and which instrument concerns the following described property:

LOT 35, PHASE II PARCEL 26A AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 166.

THAT the interests of the undersigned are being acquired by them as Joint Tenants 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 such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, **not as tenants in common and not as community property but as Joint Tenants with Right of Survivorship.**

Carolyn Armstrong
Carolyn Armstrong

Willie Walton
Willie Walton

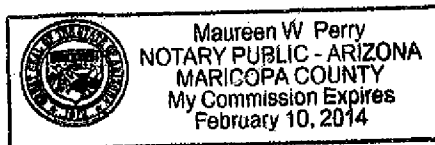
Carolyn Armstrong
BY: Carolyn Armstrong as his attorney
in fact

STATE OF ARIZONA)
COUNTY OF Pinal) SS.

This instrument was acknowledged before me this 29th day of Oct, 2013 by **Carolyn Armstrong and Willie Walton, by Carolyn Armstrong, his attorney-in-fact**

My Commission Expires: 2/10/14

Maureen W. Perry
Notary Public



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

Primary Parcel: 512-06-080
 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:

Santo Amaro Holdings, LLC
1237 S. Val Vista Dr. #220
Mesa, AZ 85204

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

Carolyn Armstrong
43697 W. Maricopa Ave
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

41937 W. Chambers Court
Maricopa, AZ 85138

5. MAIL TAX BILL TO:

Carolyn Armstrong
41937 W Chambers Ct
Maricopa, AZ 85138

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 Pinal
 Subscribed and sworn to before me on this 30th day of Oct 2013

Notary Public Maureen W Perry

Notary Expiration Date 2/10/14



Maureen W Perry
 NOTARY PUBLIC - ARIZONA
 MARICOPA COUNTY
 My Commission Expires
 February 10, 2014

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 10/31/2013 1537

FEE NUMBER: 2013-086537

10. SALE PRICE: \$ 194,900.00 00

11. DATE OF SALE (Numeric Digits): 10 / 2013
 Month / Year

12. DOWN PAYMENT \$ 1,000 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
 b. ☐ Barter or trade (1) ☐ Conventional
 (2) ☐ VA
 c. ☐ Assumption of existing loan(s) (3) ☐ FHA
 f. ☒ Other financing; Specify: FMHA
 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:**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

State of AZ, County of Pinal
 Subscribed and sworn to before me on this 30th day of Oct 2013

Notary Public Maureen W Perry

Notary Expiration Date 2/10/14



Maureen W Perry
 NOTARY PUBLIC - ARIZONA
 MARICOPA COUNTY
 My Commission Expires
 February 10, 2014

LEGAL DESCRIPTION

LOT 35, PHASE II PARCEL 26A AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 166.