



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Dino DeLuca and Lisa DeLuca
3693 North French Place
Casa Grande, AZ.85122

DATE/TIME: 12/06/2013 1239

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-093979



WARRANTY DEED

Escrow No: 242-5595528 (JS)

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

Brian S. Nedom, a single man, the GRANTOR does hereby convey to

Dino DeLuca and Lisa DeLuca, husband and wife, 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 162, COPPER VISTA PHASE-III, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 070 AND AFFIDAVIT RECORDED AS 2002-060892, OF OFFICIAL RECORDS.

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: October 22, 2013

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.



Brian S. Nedom

File No.: 242-5595528 (JS)
A.P.N.: 509-31-1880 9

Warranty Deed - continued

STATE OF AZ)
County of Pinal) ss.

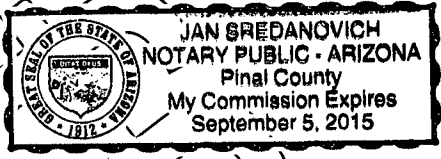
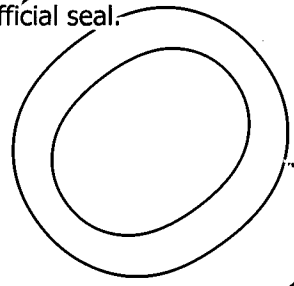
On 12-5-2013, before me, the undersigned Notary Public, personally appeared Brian S. Nedom, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the 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.



Notary Public

My Commission Expires:



DUPLICATE


ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 10/22/2013 by and between Brian S. Nedom and Dino DeLuca and Lisa DeLuca.


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: 10/22/2013



Dino DeLuca



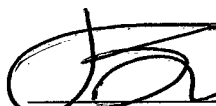
Lisa DeLuca

STATE OF AZ)
County of Pinal)ss.

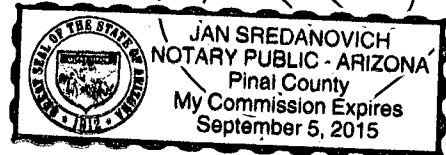
On 10-5-2013, before me, the undersigned Notary Public, personally appeared Dino DeLuca and Lisa DeLuca, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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:



Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-31-1880 9
 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:

Brian S. Nedom
1539 East Chaparral Place
Casa Grande, AZ 85122

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

Dino DeLuca and Lisa DeLuca
3693 North French Place
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

3693 North French Place
Casa Grande, AZ 85122

5. MAIL TAX BILL TO:

Dino DeLuca and Lisa DeLuca
3693 North French Place
Casa Grande, AZ 85122

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 _____

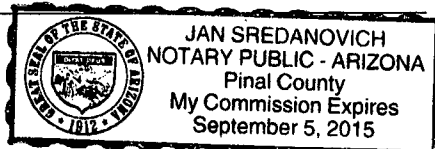
State of Arizona _____, County of Pinal

Subscribed and sworn to before me on this 5 day of 12 20 13

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (08/2012)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 12/06/2013 1239

FEE NUMBER: 2013-093979

10. SALE PRICE: \$ 120,000.00 00

11. DATE OF SALE (Numeric Digits): 1 / 1 / 13
 Month/Year

12. DOWN PAYMENT \$ 2377 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:
 \$ _____ 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
475 East Cottonwood Lane
Casa Grande, AZ 85122
242-5595528 (JS) / Phone (520)836-1500

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 162, of COPPER VISTA PHASE III (Cabinet D / Slide 070)

Signature of Buyer / Agent Lisa DeLuca

State of Arizona _____, County of Pinal

Subscribed and sworn to before me on this 5 day of 12 20 13

Notary Public _____

Notary Expiration Date _____

