

**RECORDING REQUESTED BY**  
**Chicago Title Agency, Inc.**

**AND WHEN RECORDED MAIL TO:**

Ruben Colombe



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

DATE/TIME: 03/18/2014 1257

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2014-015491



ESCROW NO.: C1401366-348 - LG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Leah Berry and Jason Berry, Wife and Husband**

("Grantor") conveys to

**Ruben Colombe, An Unmarried Man** AKA RUBEN T COLOMBE, AN UNMARRIED MAN  
the following real property situated in Pinal County, Arizona:

LOT 61, OF RANCHO BELLA-VISTA SOUTH, PHASE 1, ACCORDING TO THE PLAT OF  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,  
IN CABINET E, SLIDE 142.

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: February 27, 2014

**Grantor(s):**

A handwritten signature of Leah Berry in cursive script.  
\_\_\_\_\_  
Leah Berry

A handwritten signature of Jason Berry in cursive script.  
\_\_\_\_\_  
Jason Berry

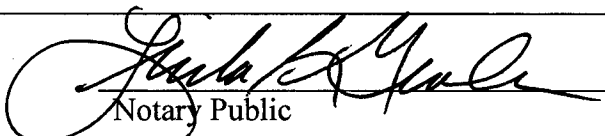
**NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED**

State of Arizona } ss:  
County of Pinal

The foregoing document was acknowledged before me this 13<sup>th</sup> day of March 2014

by Leah Berry and Jason Berry

(Seal)

  
Notary Public

My commission expires: 10-14-17



LINDA R. GRABNER  
Notary Public - Arizona  
Pinal County  
Expires 10/14/2017

**AFFIDAVIT OF PROPERTY VALUE**

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	210-77-061			
	BOOK	MAP	PARCEL	SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒ XX

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:

Leah Berry

2836 E Silversmith Trail  
San Tan Valley AZ 85143

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

Ruben t. Colombe

21299 E. Bonanza Way

Queen Creek, AZ 85142

(b) Are the Buyer and Seller related? Yes ☐ No ☒ XX

If Yes, state relationship: \_\_\_\_\_

## 4. ADDRESS OF PROPERTY:

2836 E. Silversmith Trail

San Tan Valley, AZ 85143

## 5. MAIL TAX BILL TO:

Ruben t. Colombe

2836 E. Silversmith Trail  
San Tan Valley AZ 85143

## 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
- b. ☒ Single Family Residence g. ☐ Agricultural
- c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
- 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. ☒ XX 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 PinalSubscribed and sworn to before me on this 13 day of March 2014Notary Public: [Signature]Notary Expiration Date: 10-14-17

LINDA R. GRABNER  
Notary Public - Arizona  
Pinal County  
Expires 10/14/2017

DOR FORM 82162 (08/2012)

## FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 03/18/2014 1257

FEE NUMBER: 2014-015491

10. SALE PRICE: \$ 156,550.00

11. DATE OF SALE (Numeric Digits): 03/2014  
Month / Year

12. DOWN PAYMENT \$ 2,787.00

## 13. METHOD OF FINANCING:

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

(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: NONE

## 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 ☒ XX

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

## 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Ruben t. Colombe  
21299 E. Bonanza Way, Queen Creek, AZ 85142

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

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

Signature of Buyer / Agent

State of Arizona, County of PinalSubscribed and sworn to before me on this 12 day of MARCH 2014Notary Public: [Signature]Notary Expiration Date: 10-14-17

LINDA R. GRABNER  
Notary Public - Arizona  
Pinal County  
Expires 10/14/2017

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

LOT 61, OF RANCHO BELLA VISTA SOUTH, PHASE 1, ACCORDING TO THE PLAT OF  
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CABINET E, SLIDE 142.