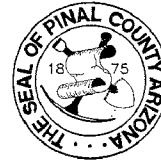


Recording Requested by:  
First American Title Company, LLC

When recorded mail to:  
Robert Newman Perkins and Jenny Joanne Perkins  
498 West 390 North  
Spanish Fork, UT 84660



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 05/27/2014 1354

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2014-030247



## WARRANTY DEED

Escrow No. 321-5627934A.(LL)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,  
Merkel Investments, LLC, an Arizona limited liability company, the GRANTOR does hereby convey to  
Robert Newman Perkins and Jenny Joanne Perkins, 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 187, of MEADOW VISTA, according to the plat of record in the office of the County Recorder of Pinal  
County, Arizona, recorded in Cabinet E, Slide 62.

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: May 22, 2014

SEE ACCEPTANCE ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF.

Merkel Investments, LLC, an Arizona limited  
liability company

By: Daniel L. Merkel, Member

STATE OF Az )

County of Maricopa )ss.

On May 23 2014, before me, the undersigned Notary Public, personally appeared Daniel L. Merkel, the Member of Merkel Investments, LLC, 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: 3-4-2017

Jeffrey Brown  
Notary Public



## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP


This Acceptance is to be attached to: Warranty Deed dated 05/22/2014 by and between Merkel Investments, LLC and Robert Newman Perkins and Jenny Joanne Perkins.

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: 05/22/2014

  
Robert Newman Perkins

  
Jenny Joanne Perkins

STATE OF UTAH )

County of )

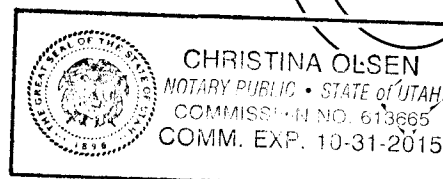
Utah )

On 5.23.14, before me, the undersigned Notary Public, personally appeared Robert Newman Perkins and Jenny Joanne Perkins, 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: 10.31.15

  
Notary Public



# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 109-21-4590 1  
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:

Merkel Investments, LLC  
6667 South St. Andrews Court  
Gilbert, AZ 85298

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

Robert Newman Perkins and Jenny Joanne Perkins  
498 West 390 North  
Spanish Fork, UT 84660

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

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

## 4. ADDRESS OF PROPERTY:

2281 East Meadow Chase Drive  
San Tan Valley, AZ 85140

## 5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Robert Newman Perkins and Jenny Joanne Perkins  
498 West 390 North  
Spanish Fork, UT 84660

(b) Next tax payment due 10/2014

## 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  
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:

- a. ☐ To be used as a primary residence.  
b. ☐ To be used as vacation home or secondary residence.  
c. ☒ To be rented to someone other than a "family member."

See reverse side for definitions of a "primary residence, secondary

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.

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 Maricopa

Subscribed and sworn to before me on this 23 day of May, 2014

Notary Public

Notary Expiration Date 3-4-2017

DOR FORM 82162 (10/2013)

## FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 05/27/2014 1354

FEE NUMBER: 2014-030247

## 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:

10. SALE PRICE: \$123,900.00 00

11. DATE OF SALE (Numeric Digits): 0 5 / 1 4 Month/Year

12. DOWN PAYMENT \$34,181.22 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  
d. ☐ Seller Loan (Carryback) (3) ☐ FHA  
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:

\$0.00 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 Company, LLC  
315 South 500 East, Suite 101  
American Fork, UT 84003  
321-5627934A (LL) Phone (801)763-8676

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

Lot 187, of MEADOW VISTA (Cabinet E / Slode 62)

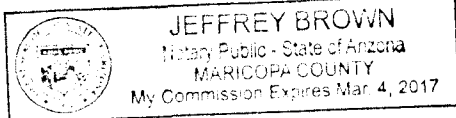
Signature of Buyer / Agent

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

Subscribed and sworn to before me on this May day of 14, 2014

Notary Public

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



# AFFIDAVIT OF PROPERTY VALUE

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6667 South St. Andrews Court

Gilbert, AZ 85298

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Robert Newman Perkins and Jenny Joanne Perkins

498 West 390 North

Spanish Fork, UT 84660

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c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home  
i. ☐ Affixed ☐ Not Affixed  
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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 May 20 1 4

Notary Public

Notary Expiration Date

DOR FORM 82162 (10/2013)

## FOR RECORDER'S USE ONLY

## 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☒ Warranty Deed d. ☐ Contract or Agreement  
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First American Title Company, LLC

315 South 500 East, Suite 101

American Fork, UT 84003

321-5627934A (LL)

Phone (801)763-8676

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

Lot 187, of MEADOW VISTA (Cabinet E / Slode 62)

Signature of Buyer / Agent

State of Utah

County of Utah

Subscribed and sworn to before me on this 10 day of May 20 14

Notary Public

Notary Expiration Date 10-31-15



CHRISTINA OLSEN  
NOTARY PUBLIC • STATE OF UTAH  
COMMISSION NO. 613665  
COMM. EXP. 10-31-2015