



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 06/24/2014 1058
FEE: \$11.00
PAGES: 1
FEE NUMBER: 2014-036282



RECORDING REQUESTED BY
American Title Service Agency, LLC.
AND WHEN RECORDED MAIL TO:
KEVIN FOSBURGH
38574 N. JOANN WAY
SAN TAN VALLEY, AZ 85140

ESCROW NO.: 00057433 - 046 - DR

1/3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

ROBERT D. BAILEY and PHYLLIS D. BAILEY, husband and wife

do/does hereby convey to

KEVIN FOSBURGH, a married man, as his sole and separate property

the following real property situated in Pinal County, ARIZONA:

Lot 480, of PECAN CREEK SOUTH UNIT 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 178.

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: June 3, 2014

SELLERS:

ROBERT D. BAILEY

PHYLLIS D. BAILEY

State of Arizona
County of Maricopa

On this 23rd day of June, 2014, before me personally appeared **ROBERT D. BAILEY and PHYLLIS D. BAILEY**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



Notary Public

My commission expires on 2.16.15

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-32-480
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:

ROBERT BAILEY
425 W. Ivanhoe
Kearny, AZ 85137

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

KEVIN FOSBURGH
815 N. 52nd Street #1412
Phoenix, AZ 85008

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

4. ADDRESS OF PROPERTY:

38574 N. Joann Way
San Tan Valley, AZ 85140

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

KEVIN FOSBURGH
38574 N. Joann Way
San Tan Valley, AZ 85140

(b) Next tax payment due 10/1/14

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

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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 rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "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.

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

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ 148,000.00

11. DATE OF SALE (Numeric Digits): 05 / 14
Month / Year

12. DOWN PAYMENT \$ 0

13. METHOD OF FINANCING:

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

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):

American Title Service Agency, LLC.
1640 S. Stapley Drive, Suite 105, Mesa, AZ 85204
(480) 831-3000

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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.

Robert D Bailey
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 23rd day of June, 2014.

Notary Public Denise Randolph

Notary Expiration Date 2-16-15

Kevin Fosburgh
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 21 day of June, 2014.

Notary Public Denise Randolph

Notary Expiration Date March 5, 2017

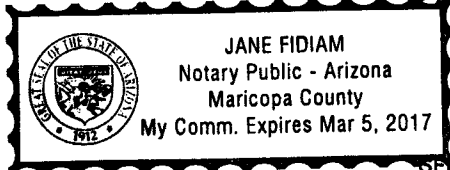
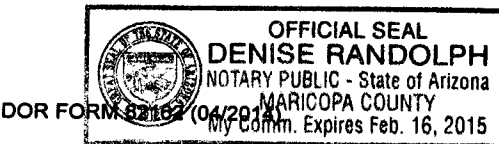


EXHIBIT "A"
Legal Description

Lot 480, of PECAN CREEK SOUTH UNIT 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 178.

UNOFFICIAL