

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

Richard Smith

Erica Smith

809 W Harvest Rd.
San Tan Valley, AZ 85140

DATE/TIME: 07/11/2014 1123

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2014-040156



ESCROW NO.: 61140661 - 061 - MW3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Michael Gerwill, An unmarried man who accuired title as a Married Man as his Sole and Separate Property and Edward Gerwill, An Unmarried Man

("Grantor") conveys to

Richard Smith and Erica Smith, Husband and Wife

the following real property situated in Pinal County, ARIZONA:

LOT 59, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT CABINET-H, SLIDE 11, OF THE PUBLIC RECORDS OF PINAL,
COUNTY, ARIZONA.

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: July 3, 2014

Grantor(s):

SELLERS:

Michael Gerwill

Edward Gerwill

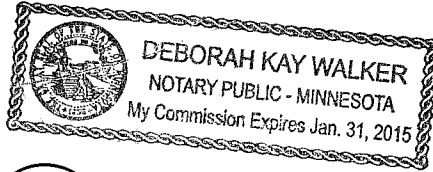
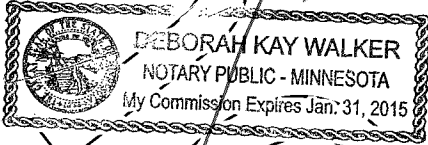
State of Minnesota
County of Olmsted

} ss:

Individual

The foregoing Warranty Deed, dated July 3, 2014 and consisting of 2 page(s), was acknowledged before me this 8 day of July, 2014, by **Michael Gerwill and Edward Gerwill**.

Deborah Kay Walker
Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Richard Smith and Erica Smith, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated July 3, 2014, and executed by Michael Gerwill, An unmarried man who accuired title as a Married Man as his Sole and Separate Property and Edward Gerwill, An Unmarried Man as Grantors, to Richard Smith and Erica Smith, Husband and Wife, as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: July 3, 2014

GRANTEES:

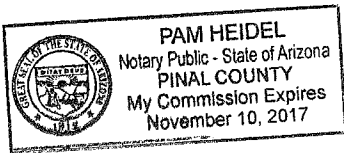
Richard Smith by Erica Smith as his attorney in fact Erica Smith
Richard Smith by Erica Smith, his attorney-in-fact Erica Smith

State of AZ
County of Maverick

} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated July 3, 2014 and consisting of 1 page(s), was acknowledged before me this 10 day of July, 2014, by **Richard Smith by Erica Smith, his attorney-in-fact and Erica Smith.**



Pam Heidel
Notary Public

Exhibit A

LOT 59, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC
RECORDS OF PINAL, COUNTY, ARIZONA.

IRONWOOD CROSSING

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-18-059
 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:

Michael Gerwill and Edward Gerwill
731 Meadow Run SW
Rochester, MI 55902

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

Richard Smith and Erica Smith
40307 Ariel Hope Wy.
Marrieta, CA 92563

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

4. ADDRESS OF PROPERTY:

809 W. Harvest Rd.
San Tan Valley, AZ 85140

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

Richard Smith and Erica Smith
809 W. Harvest Rd.
San Tan Valley, AZ 85140

(b) Next tax payment due October 2014

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:

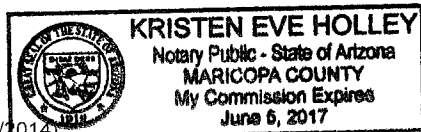
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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.

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 [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 11 day of July 2014
 Notary Public Kristen Eve Holley
 Notary Expiration Date June 5, 2017



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/11/2014 1123

FEE NUMBER: 2014-040156

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: \$ 217,000.00

11. DATE OF SALE (Numeric Digits): 06 / 2014
 Month / Year

12. DOWN PAYMENT \$ 0.00

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: _____

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):

Security Title Agency
2913 N. Power Rd. Suite 105 Mesa, AZ 85215
 Phone: 480-325-4744

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent [Signature]
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 10 day of July 2014
 Notary Public Pam Heidel
 Notary Expiration Date 11/10/2017

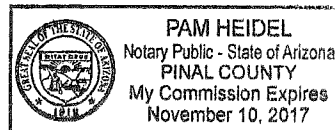


EXHIBIT "A"
Legal Description

LOT 59, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC RECORDS OF PINAL, COUNTY,
ARIZONA.

Ironwood Crossing