



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested By:
Empire West Title Agency

And When Recorded Mail To:
Buryl Cooper and Kristina Cooper
5355 E. Preakness Drive
San Tan Valley, AZ 85140

DATE/TIME: 07/29/2014 1611
FEE: \$11.00
PAGES: 4
FEE NUMBER: 2014-043756



Escrow No. 36027EW - JS2

This area reserved for County Recorder

1-2

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
Taylor Properties, LLC, an Arizona limited liability company
do hereby convey to
Buryl Cooper and Kristina Cooper, husband and wife

the following described property situated in the County of Pinal, State of Arizona:

Lot 406, VALLEY OF THE SUN ESTATES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 49.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: July 25, 2014

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

Taylor Properties, LLC, an Arizona limited liability company


By Sean Tate, Manager

Dated July 25, 2014

WARRANTY DEED

Escrow No. 36027EW

STATE OF Arizona)
County of Maricopa)SS.

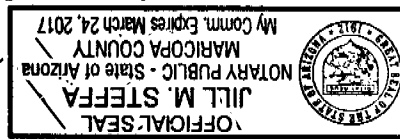
On 7/25/14, before me, the undersigned Notary Public, personally appeared **Sean Tate, Manager**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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

3-24-17



DUPLICATE

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED July 25, 2014, Wherein
Taylor Properties, LLC, an Arizona limited liability company
as Grantors, convey to


Buryl Cooper and Kristina Cooper, husband and wife, as joint tenants with rights of survivorship

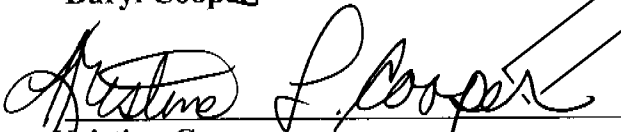
not as tenants in common and not as joint tenants, but as community property with right of survivorship, the property legally described as:

See Exhibit "A" attached hereto and made a part hereof.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as community property with right of survivorship, and not as joint tenants, and not as Tenants in Common.

Dated this **July 25, 2014**


Buryl Cooper


Kristina Cooper

STATE OF Arizona)
County of Maricopa)SS.

On 7/25/14, before me, the undersigned Notary Public, personally appeared **Buryl Cooper and Kristina Cooper**, 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 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: 3-24-17 
Notary Public



Escrow File No.: 36027EW

EXHIBIT "A"

Lot 406, VALLEY OF THE SUN ESTATES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 49.

SUNOFFICE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 210-03-4060
 BOOK MAP PARCEL SPLIT LETTER
 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 (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Taylor Properties, LLC, an Arizona limited liability company
P.O. Box 699
Higley, AZ 85236

3. (a) BUYER'S NAME AND ADDRESS:
Beryl Cooper and Kristina Cooper
7760 East Portobello
Mesa, AZ 85212

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

4. ADDRESS OF PROPERTY:
5355 E. Preakness Drive
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Beryl Cooper and Kristina Cooper
5355 E. Preakness Drive
San Tan Valley, AZ 85140
 (b) Next tax payment due 10/1/2014

6. PROPERTY TYPE (for Primary Parcel):
 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 "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: _____
 For Apartment Properties, 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 this 25 day of Aug
 2014
 Notary Public _____
 Notary Expiration Date 3-24-17
 DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 07/29/2014 1611
 FEE NUMBER: 2014-043756

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: \$81,000.00

11. DATE OF SALE (Numeric Digits): 06 / 29 / 2014
 Month Year

12. DOWN PAYMENT: 16,200.00

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% 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 Sales 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):
Beryl Cooper and Kristina Cooper
7760 East Portobello
Mesa, AZ 85212

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 406, VALLEY OF THE SUN ESTATES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 49.

