



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:
Stewart Title & Trust of Phoenix, Inc.

WHEN RECORDED MAIL TO:
Stewart Title & Trust of Phoenix, Inc.
2141 E. Broadway Rd., Suite 111
Tempe, AZ 85282

ESCROW NO. 01500-2030

DATE/TIME: 12/31/2014 1326

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2014-075081



SPACE ABOVE THIS LINE FOR RECORDERS USE

Warranty Deed

For consideration of Ten Dollars, and other valuable considerations, I or we,
Patrick Vincent and Rachael Vincent, as husband and wife as community property with right of survivorship
do/does hereby convey to
James Leonard and Stacy E. Leonard, husband and wife
the following real property situated in Pinal County, State of Arizona.

SEE EXHIBIT "A" ATTACHED HERETO

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 this 22nd day of December, 2014.

Patrick Vincent

Rachael Vincent

State of GA)

County of DeKalb) ss

This instrument was acknowledged before me this 22nd day of December, 2014 by Patrick Vincent and Rachael Vincent.

Notary Public

My commission expires: August 27, 2016

NIDHI SAGAR
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Aug. 27, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 66, of COBBLESTONE FARMS - PARCEL III, according to Cabinet D, Slide 156, records of Pinal County, Arizona.

COBBLESTONE FARMS

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

James Leonard and Stacy E. Leonard, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

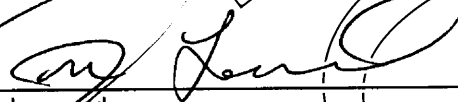
THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated December 22, 2014 and executed by Patrick Vincent and Rachael Vincent, as husband and wife as community property with right of survivorship, as Grantors, to James Leonard and Stacy E. Leonard, husband and wife, as Grantees, and which conveys certain premises described as:

SEE EXHIBIT "A" ATTACHED HERETO

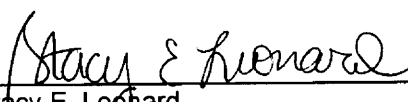
To the Grantees named therein, not as Tenants in Common, and not as Community Property Estate, and not as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us, individually and jointly as Grantees, hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: December 30, 2014



James Leonard




Stacy E. Leonard

State of Arizona

County of Maricopa

) ss
)
30th

This instrument was acknowledged before me this 30th day of December, 2014 by James Leonard and Stacy E. Leonard.



Notary Public
My Commission expires: 1-14-17

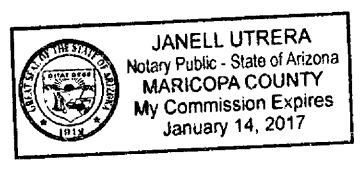


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 66, of COBBLESTONE FARMS - PARCEL III, according to Cabinet D, Slide 156, records of Pinal County, Arizona.

COBBLESTONE FARMS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-05-3150
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? N/A

Please list the additional parcels below (attach list if necessary):

- (1) N/A (3) _____
- (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Patrick Vincent and Rachael Vincent
1211 Lincoln Court Ave NE
Atlanta, GA 30329

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

James Leonard and Stacy E. Leonard
40345 Molly Lane
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

44566 W High Desert Trail
Maricopa, AZ 85139

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

James Leonard and Stacy E. Leonard
44566 W HIGH DESERT TRAIL
MARICOPA, AZ 85139

(b) Next tax payment due _____

5. 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:

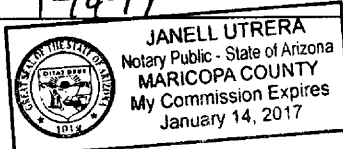
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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: N/A
For Apartments, Motels / Hotels, Mobile Home / RV Parks,

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 30 day of Dec 20 14
Notary Public: Janel Utrera
Notary Expiration Date: 1-14-17



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 12/31/2014 1326

FEE NUMBER: 2014-075081

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: \$ \$250,000.00

11. DATE OF SALE (Numeric Digits): 12 / 2014
Month / Year

12. DOWN PAYMENT \$ 50,000.00

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 partial interest: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: N/A

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:
N/A

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

Stewart Title & Trust of Phoenix, Inc.
2141 E. Broadway Rd., Suite 111, Tempe, AZ 85282
(480) 557-4600

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer / Agent: _____
State of AZ County of Maricopa
Subscribed and sworn to before me on this 30 day of Dec 20 14
Notary Public: Janel Utrera
Notary Expiration Date: 1-14-17

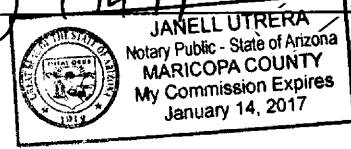


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 66, of COBBLESTONE FARMS - PARCEL III, according to Cabinet D, Slide 156, records of Pinal County, Arizona.

COBBLESTONE FARMS