



at the request of Pioneer Title Agency, Inc.

When recorded mail to
Moises Montano Montano
35309 N. Thurber
San Tan Valley, AZ 85143

05652656-DIW

DATE/TIME: 02/13/2015 1506
FEE: \$11.00
PAGES: 3
FEE NUMBER: 2015-009043



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel-No.: 210-81-054

1 of 2

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Evelyn Mary Douglas, An Unmarried Woman and Dean Charles Douglas, An Unmarried Man do/does
hereby convey to

Moises ~~Montano~~ and Petra Montano, Husband and Wife
Montano *Montano*
the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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.

The Grantor warrants the title against all persons whomsoever.

DATED: January 20, 2015

Evelyn Mary Douglas

Evelyn Mary Douglas

Dean Charles Douglas

Dean Charles Douglas

Province of Manitoba
State of }
Country of Canada } ss.
County of }

The foregoing instrument was acknowledged before me this 21th day of January, 2015 by
Evelyn Mary Douglas and Dean Charles Douglas.

[Signature]

NOTARY PUBLIC
My commission expires: Dale Melanson

N/A

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
(Deed)

Moises Montano and Petra Montano, 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:

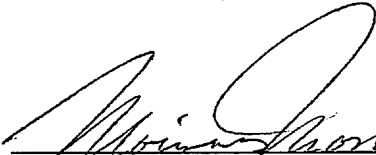
THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated January 20, 2015 and executed by Evelyn Mary Douglas, An Unmarried Woman and Dean Charles Douglas, An Unmarried Man, as Grantors, to Moises Montano and Petra Montano, Husband and Wife, as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor 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 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: January 20, 2015


Moises Montano


Petra Montano

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 13th day of Feb, 2015, by Moises Montano and Petra Montano.


NOTARY PUBLIC

My commission expires: Aug 24, 2018



Exhibit A

Lot 54, PARCEL 12 AT CIRCLE CROSS RANCH, according to Map recorded in Cabinet F, Slide 199,
records of Pinal County, Arizona.

WARRANTY DEED

56522656

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-81-054
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:

Evelyn Mary Douglas and Dean Charles Douglas
408-1205 St. Anne's Rd.
Winnipeg, MB Can R2N 0C5

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

Moises Montano and Petra Montano
945 E. Harold Dr.
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

35309 N. Thurber Road
San Tan Valley, AZ 85143

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

Moises Montano and Petra Montano
35309 N. Thurber Rd.
San Tan Valley, AZ 85143

(b) Next tax payment due April 2015

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
- 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 definitions 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.

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 02/13/2015 1506

FEE NUMBER: 2015-009043

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: \$ 182,000.00

11. DATE OF SALE (Numeric Digits): 01 / 2015
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):

Pioneer Title Agency, Inc.
2500 S. Power Road, Building 1, STE 101, Mesa, AZ 85209
Phone: (480) 830-9465

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.

Signature of Seller / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 13 day of Feb 2015
Notary Public Stacy Bullock
Notary Expiration Date Aug 24, 2018

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 13 day of Feb 2015
Notary Public Stacy Bullock
Notary Expiration Date Aug 24, 2018



EXHIBIT "A"
Legal Description

Lot 54, PARCEL 12 AT CIRCLE CROSS RANCH, according to Map recorded in Cabinet F, Slide 199,
records of Pinal County, Arizona.

ARIZONA
SFRM0133