

Recording Requested by:
First Arizona Title Agency

DATE/TIME: 06/11/2015 16:18

FEE: \$11.00

When recorded mail to:
Woodrow Rackoff and Beverly Rackoff
992 W. Desert Lily Dr.
San Tan Valley, AZ 85143

PAGES: 3

FEE NUMBER: 2015-038153



WARRANTY DEED

Escrow No. 19-153114 (VS)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Richard A. Redalen and Sandra S. Redalen, husband and wife, the GRANTOR does hereby convey to

RR
SR ~~WOODROW~~
Woodrow Rackoff and Beverly Rackoff, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot 253, Johnson Ranch Unit 42, according to Cabinet E, Slide 80, records of Pinal County, Arizona;

Excepting therefrom all coal and other minerals as reserved in the patent to said land.

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

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

DATED: June 03, 2015

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Richard A. Redalen 6/4/15
Richard A. Redalen

Sandra S. Redalen 6/4/15
Sandra S. Redalen

File No.: 19-153114 (VS)
A.P.N.: 210-75-25301

Warranty Deed - continued

STATE OF

Arizona)

County of

Maricopa)ss.

On

6-4-2015

, before me, the undersigned Notary Public, personally appeared **Richard A. Redalen and Sandra S. Redalen**, 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, by 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.

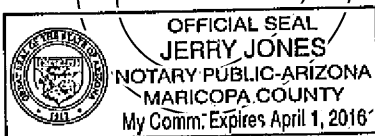
WITNESS my hand and official seal.

My Commission Expires:

4-1-2016

Notary Public

[Handwritten Signature]



[Large diagonal watermark text: 'REDALEN & SONS']

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 06/03/2015 by and between Richard A. Redalen and Sandra S. Redalen, husband and wife and ~~Woodrow~~ Rackoff and Beverly Rackoff, husband and wife.
 * Woodrow

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: 06/03/2015

Woodrow Rackoff
Woodrow Rackoff

Beverly Rackoff
Beverly Rackoff

STATE OF AZ)
County of Maricopa)ss.

On 6-11-2016, before me, the undersigned Notary Public, personally appeared **Woodrow Rackoff and Beverly Rackoff**, 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 by 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: 4-1-2016

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 06/11/2015 1618
FEE NUMBER: 2015-038153

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 210-75-25301
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Richard A. Redalen and Sandra S. Redalen
992 W. Desert Lily Dr.
San Tan Valley, AZ 85143

3. (a) BUYER'S NAME AND ADDRESS:
Woodrow Rackoff and Beverly Rackoff
8040 Pisa Drive
Boynton Beach, FL 33472

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

4. ADDRESS OF PROPERTY:
992 W. Desert Lily Dr.
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Woodrow Rackoff and Beverly Rackoff
992 W. Desert Lily Dr.
San Tan Valley, AZ 85143
(b) Next tax payment due Oct. 2015 for first half 2015 tax.

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box
a. Vacant land f. Commercial or Industrial Use
b. Single Family Residence g. Agriculture
c. Condo or Townhouse h. Mobile or manufactured Home
 Affixed Not Affixed
d. 2-4 Plex i. Other Use; Specify: _____
e. Apartment Building

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 DUELY 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 this 11 day of June 2015
Notary Public Rosa
Notary Expiration Date 5/15
DOR FORM 82162 (04/2014)



9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$265,000.00 00

11. DATE OF SALE (Numeric Digits): 05/15 Month/Year

12. DOWN PAYMENT \$130,000.00 00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from Financial Institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (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: \$0.00 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):
Woodrow Rackoff and Beverly Rackoff
8040 Pisa Drive
Boynton Beach, FL 33472
Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):
LOT 253, OF JOHNSON RANCH UNIT 42, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 80.

Signature of Buyer/Agent Beverly J. Rackoff
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of June 2015
Notary Public _____
Notary Expiration Date _____

