

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.
AND WHEN RECORDED MAIL TO:
RAUL MONTOYA MARTINEZ



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 06/24/2015 1339
FEE: \$11.00
PAGES: 2
FEE NUMBER: 2015-041022



1/3
ESCROW NO.: 00067514 - 042 - LB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

ERIC BURTON and REBECCA BURTON, husband and wife
do/does hereby convey to

RAUL MONTOYA MARTINEZ, a married man as his sole and separate property
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.

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

Dated: May 20, 2015

GRANTORS:

ERIC BURTON

REBECCA BURTON

State of Arizona
County of

On this 26 day of May, 2015, before me personally appeared ERIC BURTON And REBECCA BURTON, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

My commission expires on 9/28/18

(Affix notary seal here)
SUSAN M. SINGER
Notary Public, State of New York
Schoharie County 5002327
Commission Expires 9/28/18

ESCROW NO.: 00067514 - 042 - LB

EXHIBIT A

Lot 136, Block 6 of SUPERSTITION ESTATES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 36.

U
M
O
F
C
S

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-09-136
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:

ERIC BURTON
1509 CLAUVERWIE
MIDDLEBURGH, NY 12122

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

RAUL MONTOYA MARTINEZ
332 E. 9TH AVE.
MESA, AZ 85210

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

4. ADDRESS OF PROPERTY:

210 W. 18TH AVE.
Apache Junction, AZ 85120

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

RAUL MONTOYA MARTINEZ
210 W. 18TH AVE.
APACHE JUNCTION, AZ 85210

(b) Next tax payment due _____

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:

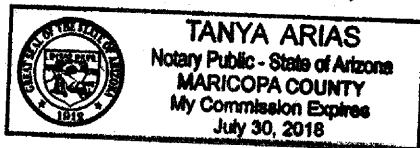
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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 _____
State of Arizona, County of Pinal Maricopa
Subscribed and sworn to before me on this 23 day of MAY, 2015.
Notary Public _____
Notary Expiration Date 7/30/18



FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 06/24/2015 1339
FEE NUMBER: 2015-041022

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: \$ 122,000.00

11. DATE OF SALE (Numeric Digits): 05 / 2015
Month / Year

12. DOWN PAYMENT \$ 4270

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):

American Title Service Agency, Llc.
16150 N. Arrowhead Ftn Center, Suite 160, Peoria, AZ 85382
(602) 942-2929

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 22 day of June, 2015.
Notary Public _____
Notary Expiration Date 8-20-2018

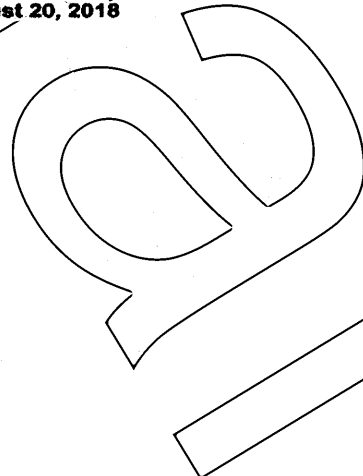
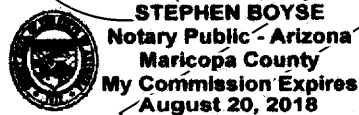


EXHIBIT "A"
Legal Description

Lot 136, Block 6 of SUPERSTITION ESTATES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 36.

ESCROW NO. 00067514-042-LB

DOR FORM 82162 (04/2014)

SFRM0135 (DSI Rev. 05/14/2014)