



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY:  
Signature Title Agency of Arizona, LLC  
AND WHEN RECORDED MAIL TO:  
Kay Lynn Branine  
3210 Wesley Lane  
Colorado Springs, CO. 80917

DATE/TIME: 06/30/2015 1505  
FEE: \$13.00  
PAGES: 7  
FEE NUMBER: 2015-042781



ESCROW NO.: 600-44125-DID  
800-04960

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Steven Pena, an unmarried man and Jennifer Yachanin, a married woman, as her sole and separate property who acquired title as Steven Pena and Jennifer Pena, husband and wife**

do/does hereby convey to

**Kay Lynn Branine, an unmarried woman**

the following real property situated in Pinal County, State of 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: June 23, 2015

Grantors:

Steven Pena

**EXECUTED IN COUNTERPART**

Jennifer Yachanin f/k/a Jennifer Pena

Escrow No.: 600-44125-DID

State of Arizona }ss:  
County of Pima

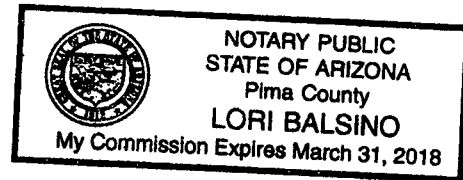
On this 23rd day of June, 2015, before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared  
Steven Rena

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.

Notary Public: [Signature]

My Commission Expires: 3-31-18

FOR NOTARY SEAL OR STAMP



State of \_\_\_\_\_ }ss:  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared  
Jennifer Yachanin

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.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

FOR NOTARY SEAL OR STAMP

Escrow No.: **600-44125-DID**

**EXHIBIT "A"**

Lot 909 of RED ROCK VILLAGE 2, UNIT 1, according to the Plat of record in the Office of the County Recorder in Pinal County, Arizona, recorded in Cabinet H, Page 85 and Affidavit of Correction recorded as Document No. 2008-117981 and amended in Document No. 2013-026536 of Maps.

Unofficial

RECORDING REQUESTED BY:  
Signature Title Agency of Arizona, LLC  
AND WHEN RECORDED MAIL TO:  
Kay Lynn Branine  
3210 Wesley Lane  
Colorado Springs, Co. 80917

ESCROW NO.: 600-44125-DID  
800-04960

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Steven Pena, an unmarried man and Jennifer Yachanin, a married woman, as her sole and separate property who acquired title as Steven Pena and Jennifer Pena, husband and wife**

do/does hereby convey to

**Kay Lynn Branine, an unmarried woman**

the following real property situated in Pinal County, State of 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: June 23, 2015

Grantors:

**EXECUTED IN COUNTERPART**

Steven Pena

*Jennifer Yachanin*  
Jennifer Yachanin /k/a Jennifer Pena

Escrow No.: 600-44125-DID

State of \_\_\_\_\_ }ss:  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,

The Undersigned  
a Notary Public in and for said County and State, personally  
appeared  
Steven Pena

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.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

FOR NOTARY SEAL OR STAMP

State of Tennessee }ss:  
County of Montgomery

On this 24<sup>th</sup> day of June, 2015, before me,

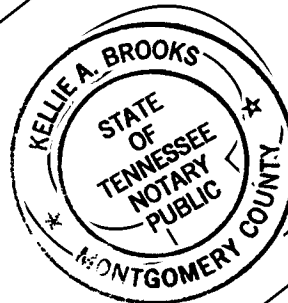
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared  
Jennifer Yachanin

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.

Notary Public: Kellie A. Brooks

My Commission Expires: 3/11/2019

FOR NOTARY SEAL OR STAMP



Escrow No.: 600-44125-DID

**EXHIBIT "A"**

Lot 909 of RED ROCK VILLAGE 2, UNIT 1, according to the Plat of record in the Office of the County Recorder in Pinal County, Arizona, recorded in Cabinet H, Page 85 and Affidavit of Correction recorded as Document No. 2008-117981 and amended in Document No. 2013-026536 of Maps.

Unofficial

RECORDING REQUESTED BY:  
Signature Title Agency of Arizona, LLC  
AND WHEN RECORDED MAIL TO:

ESCROW NO.: 600-44125-DID

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFFIDAVIT OF ATTORNEY IN FACT OR AGENT  
(POWER OF ATTORNEY CONTAINS DISABILITY CLAUSE)**

Danna M. Andersen, being first duly sworn, states under oath as follows:

That he/she is the duly appointed Attorney in Fact/Agent of Kay Lynn Branine.

That said Power of Attorney/Appointment of Agent has not been revoked or terminated and the same is presently in full force and effect.

The Witness on said power of attorney is not the attorney in fact, his/her spouse or his/her child.

That the undersigned has no knowledge or information regarding the death of the principal above named, and that he/she believes, as of the date of this Affidavit, that said principal is alive.

Dated this 30 day of June, 2015.

Danna M Andersen  
Attorney in Fact/Agent

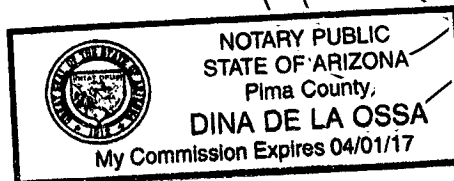
State of Arizona }ss:  
County of Pima

On this 30<sup>th</sup> day of June, 2015, before me,  
The Undersigned  
a Notary Public in and for said County and State, personally appeared  
Danna M. Andersen

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.

Notary Public: [Signature]

My Commission Expires: 4-1-2017



# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 410-50-5640

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? 0

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

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Steven Pena and Jennifer Yachanin

21708 E. Reunion Road

Red Rock, AZ 85145

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

Kay Lynn Branine

3210 Westly Lane

Colorado Springs, CO 80917

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: \_\_\_\_\_

## 4. ADDRESS OF PROPERTY:

21708 E. Reunion Road

Red Rock, AZ 85145

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

Kay Lynn Branine

21708 E. Reunion Road

Red Rock, AZ 85145

(b) Next tax payment due October 1, 2015

## 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. ☐ Vacant Land

f. ☐ Commercial or Industrial Use

b. ☒ Single Family Residence

g. ☐ Agricultural

c. ☐ Condo or Townhouse

h. ☐ Mobile or Manufactured Home

d. ☐ 2-4 Plex

☐ Affixed ☐ Not Affixed

e. ☐ Apartment Building

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:

☒ To be used as a primary residence

☐ To be rented to someone other than a "qualified family member."

☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence", "secondary residence" or "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.

## 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: \_\_\_\_\_

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAY THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY

Signature of Seller / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me this 22 day of June, 2015

Notary Public

Notary Expiration Date 3-31-18

## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION

PINAL

FEE NO

2015-042781

RECORD DATE

06/30/2015

## 10. SALE PRICE

\$

100000 00

## 11. DATE OF SALE (Numeric Digits): 04 / 2015

Month / Year

## 12. DOWN PAYMENT

\$

35000 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):

Title Security Agency, LLC

2730 E. Broadway Blvd., Suite 100

Tucson, AZ 85716

(520)747-1644

## 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 this 30 day of June, 2015

Notary Public

Notary Expiration Date 4-1-2017



## EXHIBIT "A"

Lot 909 of RED ROCK VILLAGE 2, UNIT 1, according to the Plat of record in the Office of the County Recorder in Pinal County, Arizona, recorded in Cabinet H, Page 85 and Affidavit of Correction recorded as Document No. 2008-117981 and amended in Document No. 2013-026536 of Maps.