



RECORDING REQUESTED BY  
Millennium Title

AND WHEN RECORDED MAIL TO:

BRANDON HUNT REALTY SERVICES PC,  
AN ARIZONA CORPORATION  
500 W. CHANDLER BLVD

CHANDLER, AZ 85225

DATE/TIME: 07/14/2015 1455

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2015-045496



ESCROW-NO.: 04052477 -746 -.DS2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
**DIANE Y. ARTECA, A Married Woman, as Her Sole and Separate Property**  
do/does hereby convey to

**BRANDON HUNT REALTY SERVICES PC, AN ARIZONA CORPORATION**  
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: July 10, 2015

SELLER:

\_\_\_\_\_  
DIANE Y. ARTECA

State of ARIZONA }  
County of MARICOPA } ss:

On July 13, 2015, before me,  
The undersigned \_\_\_\_\_,  
a Notary Public in and for said County and State, personally  
appeared **DIANE Y. ARTECA**  
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.

Signature \_\_\_\_\_

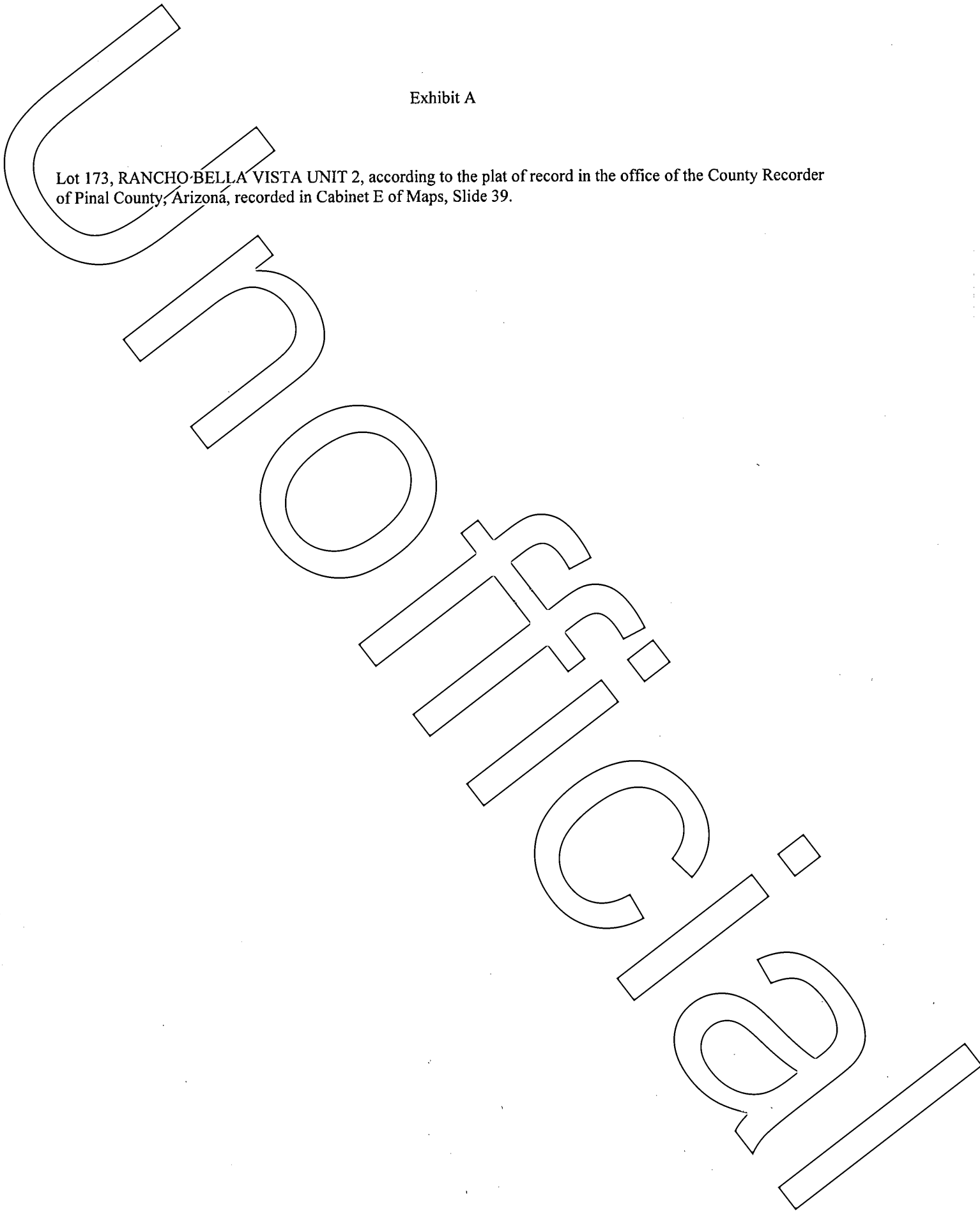
FOR NOTARY SEAL OR  
STAMP



**CHRISTOPHER J. LOPEZ**  
Notary Public - Arizona  
Maricopa County  
Expires 04/30/2018

Exhibit A

Lot 173, RANCHO BELLA VISTA UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 39.



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	210-71-173			
	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:

DIANE Y. ARTECA  
 20934 E. OCOTILLO ROAD, APT 1029  
 QUEEN CREEK, AZ 85142

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

BRANDON HUNT REALTY SERVICES PC, AN ARIZONA CORPORATION  
 500 W. CHANDLER BLVD  
 CHANDLER, AZ 85225

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

4. ADDRESS OF PROPERTY:

922 E. ROSEBUD DR  
 San Tan Valley, AZ 85143

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

BRANDON HUNT REALTY SERVICES PC, AN ARIZONA CORPORATION  
 500 W. CHANDLER BLVD  
 CHANDLER, AZ 85225

(b) Next tax payment due \_\_\_\_\_

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  
      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 used as a vacation home or secondary residence.  
 c.  To be rented to someone other than a "family member."  
 "See reverse side for definition of a "primary 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, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

*Diane Y. Arteca*  
 Signature of Seller / Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 13 day of July 2015  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



**CHRISTOPHER J. LOPEZ**  
 Notary Public - Arizona  
 Maricopa County  
 Expires 04/30/2018

**FOR RECORDER'S USE ONLY**

PINAL COUNTY  
 DATE/TIME: 07/14/2015 1455  
 FEE NUMBER: 2015-045496

10. SALE PRICE: \$ 185,000.00

11. DATE OF SALE (Numeric Digits): 07/2015  
 Month / Year

12. DOWN PAYMENT \$ 185,000.00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade f.  Other financing; Specify: \_\_\_\_\_  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)

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: \_\_\_\_\_

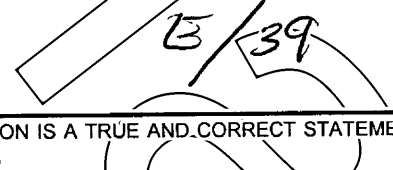
16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (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):

DIANE Y. ARTECA  
See box 2  
 Phone: (480) 406-7344

18. LEGAL DESCRIPTION (attach copy if necessary):  
**Lot(s) 173, of RANCHO BELLA VISTA UNIT 2**



*Diane Y. Arteca*  
 Signature of Buyer / Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 13 day of July 2015  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



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