



DATE/TIME: 08/11/2015 1131

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2015-051949



Recording Requested By:
Empire West Title Agency

And When Recorded Mail To:
Calvin Manning
41162 North Cambria Drive
San Tan Valley, AZ 85140

Escrow No.47939EW

1 of 2

This area reserved for County
Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, we,
Alexander McHardy and Allora McHardy, husband and wife
do hereby convey to

Calvin Manning, an unmarried man

the following described property situated in the County of Pinal, State of Arizona:

**Lot 66, WAYNE RANCH, according to the plat of record in the office of the County
Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 38.**

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

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

Dated: July 30, 2015

Alexander McHardy

Allora McHardy

Dated July 30, 2015

Warranty Deed

Escrow No. 47939EW

STATE OF ARIZONA)
County of MARICOPA)SS.

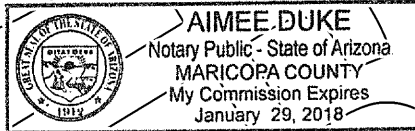
On 8-7-15, before me, the undersigned Notary Public, personally appeared **Alexander McHardy and Allora McHardy**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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:

Jan 29 2018

Aimee Duke
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 109-26-066
 BOOK MAP PARCEL SPLIT LETTER
 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 (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Alexander McHardy and Allora McHardy
41162 North Cambria Drive
San Tan Valley, AZ 85140

3. (a) BUYER'S NAME AND ADDRESS:
Calvin Manning
724 E. Brooke Place
Avondale, AZ 85323

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

4. ADDRESS OF PROPERTY:
41162 North Cambria Drive
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Calvin Manning
41162 North Cambria Drive
San Tan Valley, AZ 85140
 (b) Next tax payment due 10/1/2015

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

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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 "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: _____
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

PINAL COUNTY
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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: \$160,000.00

11. DATE OF SALE (Numeric Digits): 7 / 15
 Month Year

12. DOWN PAYMENT: 1,254.00

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% 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 Sales 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):
Calvin Manning
724 E. Brooke Place
Avondale, AZ 85323

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 66, WAYNE RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 38.

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
 of _____
 Subscribed and sworn to before me this 7 day of August
 2015
 Notary Public _____
 Notary Expiration Date Jan 29 2018
 DOR FORM 82162 (04/2014)

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 of _____
 Subscribed and sworn to before me this 4 day of August
 2015
 Notary Public _____
 Notary Expiration Date Jan 29 2018

