



RECORDING REQUESTED BY:
Title365 Agency

When Recorded Mail Document To:
Javier Yniguez and Blanca Yniguez
2536 W Bartlett Way
Queen Creek, AZ 85142

DATE/TIME: 09/01/2015 1255
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2015-057101



Escrow No.: AZ5013-15001301-JK
Title No.: AZ5013-15001301-JK

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For consideration of Ten Dollars(\$10.00), and other valuable considerations, I or we,

Sandra Nordvall and Charles Nordvall, wife and husband

do/does hereby convey to

Javier Yniguez and Blanca Yniguez, husband and wife, as his sole and separate property

the following real properly situated in PINAL COUNTY, ARIZONA:

Lot 228, Phase 1 at Morning Sun Farms, according to Cabinet D, Slide 172, records of Pinal County, Arizona.

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 this 28 of August, 2015

Sandra Nordvall
Sandra Nordvall

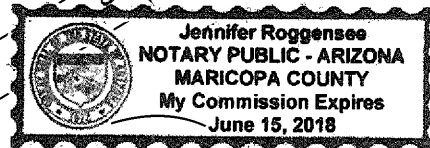
Charles Nordvall
Charles Nordvall

STATE OF ARIZONA,
COUNTY OF MARICOPA

} SS:

This instrument was acknowledged before me this 28th day of August, 2015 by
Sandra Nordvall and Charles Nordvall

Jennifer Roggensee
Notary Signature
My Commission will expire 6-15-18



Description of document this notarial certificat� is being attached to:	
Type/Title	
Date of Doc	
Number of Pages	
Add'l Signers (other than those named in the notarial certificate.)	

ACCEPTANCE OF JOINT TENANCY (Deed)

Javier Yniguez and Blanca Yniguez, husband and wife, as his sole and separate property, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

That I am one of the Grantees named in that certain Deed attached hereto and which is dated August 28, 2015, and executed by Sandra Nordvall and Charles Nordvall, wife and husband, as grantor(s), and which conveys certain premises described as:

Lot 228, Phase 1 at Morning Sun Farms, according to Cabinet D, Slide 172, records of Pinal County, Arizona.

To the grantees named therein, not as tenants in common, not as community property estate, but as joint tenants with right of survivorship.

That each of us individually and jointly as such grantees hereby assert and affirm that it is our intention to accept said conveyance as such Joint Tenants and to acquire any interest we may have in said premises under the terms of said Deed as joint tenants with right of survivorship.

Dated this 28 of August, 2015

GRANTEES:

Javier Yniguez
Javier Yniguez

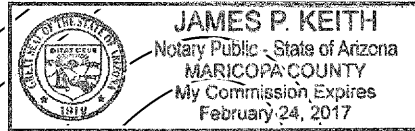
Blanca Yniguez
Blanca Yniguez

STATE OF ARIZONA,
COUNTY OF MARICOPA

} SS:

This instrument was acknowledged before me this 28th day of Aug, 2015 by **Javier Yniguez and Blanca Yniguez.**

Notary Signature _____
My Commission will expire 2/24/17



Description of document this notarial certificate is being attached to: /	
Type/Title	ACCEPTANCE JOINT TENANCY
Date of Doc	8/28/15
Number of Pages	1
Add'l Signers (other than those named in the notarial certificate.)	-

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-03-32809 - _____

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:

Sandra Nordvall and Charles Nordvall
5590 Brighton Rose Lane
Sugar Hill, GA 30518

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

Javier Yniguez and Blanca Yniguez
517 W Ivanhoe Street
Chandler, AZ 85225

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

4. ADDRESS OF PROPERTY:

2536 West Bartlett Way
Queen Creek, AZ 85142

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

Javier Yniguez and Blanca Yniguez
2536 W Bartlett Way
Queen Creek, AZ 85142

(b) Next tax payment due 04/2016

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

- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial/Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agriculture |
| c. <input type="checkbox"/> Condo/Townhouse | h. <input type="checkbox"/> Mobile/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.

See attached for definitions of "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.

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/01/2015 1255

FEE NUMBER: 2015-057101

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: |

10. SALE PRICE: \$ 186,000.00

11. DATE OF SALE (Numeric Digits): 08/2015
 Month/Year

12. DOWN PAYMENT \$ 6,510.08

13. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New Loan(s) from financial Institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| | (3) <input checked="" type="checkbox"/> FHA |
| d. <input checked="" type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> Other financing; Specify: _____ |

14. PERSONAL PROPERTY (See attached for definitions):

(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: \$ _____ 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):

Title365 Agency
3303 E. Baseline Road, Building 3 Suite 106
Gilbert, AZ 85234
4804368501

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED EXHIBIT "A"

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.

Sandra Nordvall
 Signature of Seller / Agent

State of ARIZONA, COUNTY OF PINAL, Maricopa

Subscribed and sworn to before me on this 28th day of August, 2015

Notary Public Jennifer Roggeness

Notary Expiration Date 6-15-18

Full Yniguez
 Signature of Buyer / Agent

State of ARIZONA, COUNTY OF PINAL, Maricopa

Subscribed and sworn to before me on this 28 day of Aug., 2015

Notary Public JK

Notary Expiration Date 2/24/17

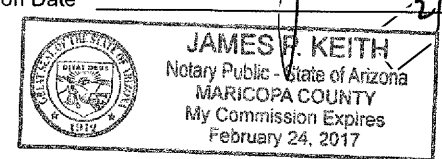
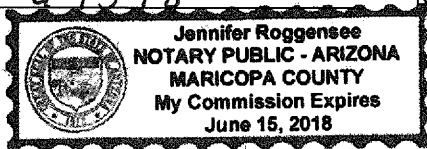


EXHIBIT A
Legal Description

Lot 228, Phase 1 at Morning Sun Farms, according to Cabinet D, Slide 172, records of Pinal County, Arizona.

MORNING SUN FARMS