



Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Tanya Smith-Roche  
1777 East Renegade Trail  
San-Tan Valley, AZ 85143

DATE/TIME: 09/15/2015 1255

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2015-059596



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## WARRANTY DEED

File No. 238-5732301 (MJ)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Hedda Herman, a single woman**, the GRANTOR does hereby convey to

**Tanya Smith-Roche, an unmarried woman**, the GRANTEE

the following described real property situate in Pinal County, Arizona:

LOT 910, JOHNSON RANCH UNIT 4D-AND 4F, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 45;

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM, OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METAL, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE AS SET FORTH IN ARIZONA REVISED STATUTES.

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

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

DATED: August 25, 2015

  
\_\_\_\_\_  
Hedda Herman

File No.: 238-5732301 (MJ)  
A.P.N.: 210-66-91005

Warranty Deed - continued

STATE OF AZ )  
County of Maricopa ) ss.

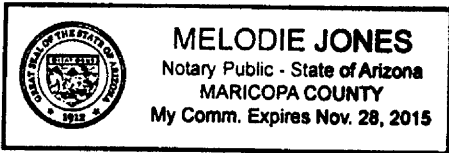
On Sept. 14, 2015, before me, the undersigned Notary Public, personally appeared **Hedda Herman**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

My Commission Expires:

Nov. 28, 2015.

Melodie Jones  
Notary Public



ARIZONA

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-66-91005 - SPLIT  
 BOOK MAP PARCEL

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

2. SELLER'S NAME AND ADDRESS:

Hedda Herman  
1022 West Mablewood St.  
Chandler, AZ 85206

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

Tanya Smith-Roche  
1777 East Renegade Trail  
San Tan Valley, AZ 85143

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1777 East Renegade Trail  
San Tan Valley, AZ 85143

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

Tanya Smith-Roche  
1777 East Renegade Trail  
San Tan Valley, AZ 85143

(b) Next tax payment due 03/2016

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.  Agriculture
- 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."

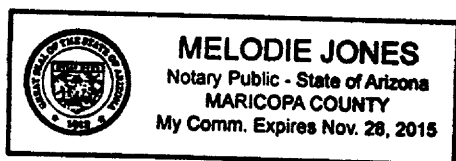
8. If you checked e or f in item 6 above, indicate the number of units:

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: Hedda Herman  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me on this 14 day of Sept 2015.  
 Notary Public: Melodie Jones  
 Notary Expiration Date: Nov 28, 2015

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

PINAL COUNTY  
 DATE/TIME: 09/15/2015 1255  
 FEE NUMBER: 2015-059596

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:	\$130,000.00	00
11. DATE OF SALE (Numeric Digits):	09 / 15	Month/Year
12. DOWN PAYMENT	\$130,000.00	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: \$ 0.00 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:

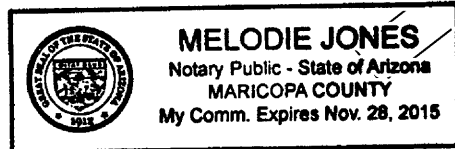
- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat-and-power systems that impacted the Sale Price by 5 percent or more? Yes  No
- If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Tanya Smith-Roche  
1777 East Renegade Trail  
San Tan Valley, AZ 85143

18. LEGAL DESCRIPTION (attach copy if necessary):  
 JOHNSON-RANCH UNITS 4D & 4F LOT-910 SEC 20-35-8E 6301 SQ FT 0.14 AC

Signature of Buyer / Agent: Tanya Smith-Roche  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me on this 14 day of Sept 2015.  
 Notary Public: Melodie Jones  
 Notary Expiration Date: Nov. 28, 2015



**EXHIBIT "A "**

Escrow No. 238-5734352 (MJ)

LOT 741, RANCHO BELLA VISTA UNIT 2, ACCORDING TO CABINET E, SLIDE 39, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT ALL MINERALS AS RESERVED BY THE UNITED STATES OF AMERICA DISCLOSED IN PATENT FROM STATE OF ARIZONA.

HomeLife