



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.
AND WHEN RECORDED MAIL TO:
JAMES V. WILSON AND APRIL M. WILSON
1010 W. GREENWAY DRIVE
TEMPE, AZ 85282

DATE/TIME: 09/23/2015 12:18
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2015-061542



1/2
ESCROW NO.: 00070767 - 046 - SR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

LARRY E. FOWLER Jr. and SUSAN L. FOWLER, husband and wife
do/does hereby convey to

JAMES V. WILSON and APRIL M. WILSON, husband and wife
the following real property situated in Pinal County, Arizona:

Lot 44, of Copper Vista Phase I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 67.

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.

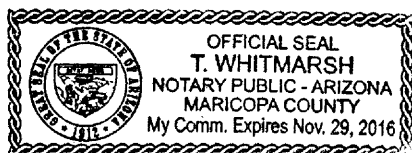
Dated: September 18, 2015

GRANTORS:

LARRY E. FOWLER Jr.

SUSAN L. FOWLER

State of Arizona
County of Maricopa



(Affix notary seal here)

On this 21st day of September, 2015, before me personally appeared LARRY E. FOWLER Jr. And SUSAN L. FOWLER, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public
My commission expires on 11/29/16

ESCROW NO.: 00070767 - 046 - SR

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP

ESCROW NO.: 00070767 - 046 - SR

JAMES V. WILSON and APRIL M. WILSON 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 September 18, 2015, and executed by LARRY E. FOWLER Jr. and SUSAN L. FOWLER, as Grantors, to JAMES V. WILSON and APRIL M. WILSON, as Grantees, and which conveys certain premises described as:

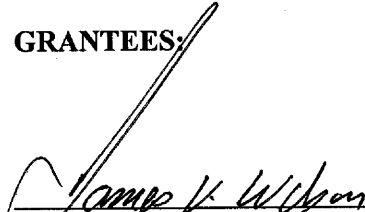
Lot 44, of Copper Vista Phase I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 67.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: September 18, 2015

GRANTEES:



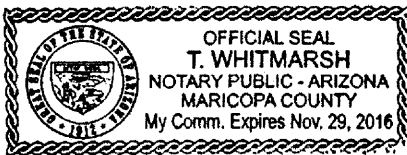
JAMES V. WILSON




APRIL M. WILSON

State of Arizona
County of Maricopa

On this 22 day of September, 2015, before me personally appeared JAMES V. WILSON And APRIL M. WILSON, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



(Affix notary seal here)



Notary Public
My commission expires on 11/29/16

ESCROW NO.: 00070767 - 046 - SR

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-31-068
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:

LARRY E. FOWLER Jr.
2690 E. Augusta Avenue
Chandler, AZ 85249

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

JAMES V. WILSON
1010 W. Greenway Drive
Tempe, AZ 85282

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

4. ADDRESS OF PROPERTY:

568 W. Lucky Penny Place
Casa Grande, AZ 85122

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

JAMES V. WILSON
1010 W. Greenway Drive
Tempe, AZ 85282

(b) Next tax payment due 03-01-2015

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. Agricultural
- 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.

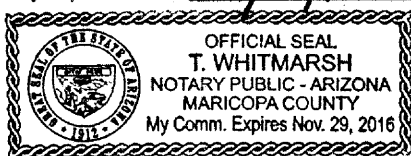
Signature of Seller / Agent [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 21st day of September, 2015.

Notary Public [Signature]

Notary Expiration Date 11/09/16



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/23/2015 1218

FEE NUMBER: 2015-061542

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: \$ 155,000.00

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

12. DOWN PAYMENT \$ 0.00

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):

American Title Service Agency, Llc.
1640 S. Stapley Drive, Suite 105, Mesa, AZ 85204
(480) 831-3000

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 22 day of September, 2015.

Notary Public [Signature]

Notary Expiration Date 11/29/16

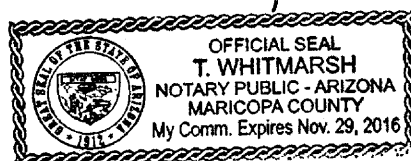


EXHIBIT "A"
Legal Description

Lot 44, of Copper Vista Phase I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 67.