



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Corey Grau
Shawn Grau
3258 S. Cole Dr.
Gilbert, AZ 85297

DATE/TIME: 09/23/2015 1331

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2015-061578



ESCROW NO.: 49150286 - 049 - TR3

**RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

Norman L Bice and Victoria R Bice, Husband and Wife

("Grantor") conveys to

Corey Grau and Shawn Grau, Husband and Wife as Community Property with Right of Survivorship

the following real property situated in Pinal County, ARIZONA:

LOT 581, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC 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.


Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: September 15, 2015

Grantor(s):

SELLERS:


Norman L Bice


Victoria R Bice

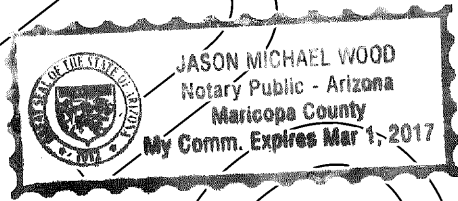
Escrow No.: 49150286-049-TR3
Warranty Deed...Continued

State of Arizona
County of Pinal

} SS:

The foregoing Warranty Deed, dated September 15, 2015 and consisting of 2 page(s), was acknowledged before me this 16 day of September, 2015, by Norman L. Bice and Victoria R Bice


Notary Public



OFFICIALS

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Corey Grau and Shawn Grau, Husband and Wife as Community Property with Right of Survivorship, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated September 15, 2015, and executed by Norman L Bice and Victoria R Bice, Husband and Wife as Grantors, to Corey Grau and Shawn Grau, Husband and Wife as Community Property with Right of Survivorship as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: September 15, 2015

GRANTEES:

Corey Grau
Corey Grau

Shawn Grau
Shawn Grau

State of Arizona
County of Maricopa

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated September 15, 2015 and consisting of page(s) was acknowledged before me this 22 day of

Sept, 2015, by Corey Grau and Shawn Grau.

[Signature]
Notary Public

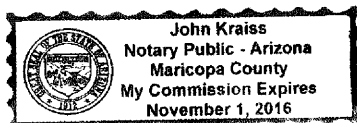


Exhibit A

LOT 581, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC RECORDS OF
PINAL COUNTY, ARIZONA.

IRONWOOD CROSSING

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-18-581
 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:

Norman L Bice
594 W. Stanley Ave
San Tan Valley, AZ 85140

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

Corey Grau
3258 S. Cole Dr.
Gilbert, AZ 85297

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

4. ADDRESS OF PROPERTY:

594 W. Stanley Ave
San Tan Valley, AZ 85140

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

Corey Grau and Shawn Grau
594 W. Stanley Ave.
San Tan Valley, AZ 85297

(b) Next tax payment due 4/2018

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:

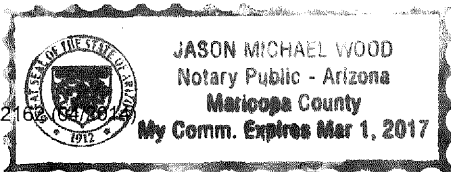
- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

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.

Victoria R. Bice
 Signature of Seller / Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 16 day of Sept 2018
 Notary Public [Signature]
 Notary Expiration Date 3/1/17



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/23/2015 1331

FEE NUMBER: 2015-061578

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: _____

10. SALE PRICE: \$ 236,500.00

11. DATE OF SALE (Numeric Digits): 9/20/15
 Month / Year

12. DOWN PAYMENT \$ 11825.00

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):

Shawn Grau

 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

[Signature]
 Signature of Buyer / Agent
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 22 day of Sept 2015
 Notary Public [Signature]
 Notary Expiration Date 9/29/19

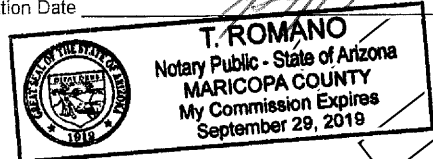


EXHIBIT "A"
Legal Description

LOT 581, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC RECORDS OF PINAL, COUNTY,
ARIZONA.

Ironwood Crossing