



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:

Fidelity National Title Agency

AND WHEN RECORDED MAIL TO:

Anthony Verret
60220 E. Paddock Court
Tucson, AZ 85739

DATE/TIME: 09/30/2015 0921

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2015-063198



ESCROW NO.: 50004777-050-SGS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

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

Fidelity National Title Agency, Inc, an Arizona corporation, as Trustee under Trust No. 60,426, as Trustee only and not in its corporate capacity, which pursuant to A.R.S. 33-404 is disclosed by affidavit recorded in Sequence No. 2013-35447 hereby convey to

Anthony Verret, An Unmarried Man

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

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: easements, rights of way, encumbrances, obligations, liabilities, liens, reservations, covenants, conditions, restrictions and other matters as may appear of record; any and all conditions, easements, encroachments, rights of way, or restrictions which a physical inspection or accurate ALTA survey of the Property would reveal; and the applicable zoning and use regulations of any municipality, country, state or the United States affecting the Property.

x AV x

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all its acts and none other, subject to the matters above set forth.

Dated this 17th day of September, 2015

Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,426, as Trustee only and not in its corporate capacity

Martha L. Hill
By: Trust Officer/Authorized Agent

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona }
County of Pima } ss:

On this the 18 day of September, 2015, before me, the undersigned, a Notary Public, personally appeared Martha L. Hill who acknowledged herself to be the Trust Officer and/or Authorized Agent of Fidelity National Title Agency, an Arizona corporation, and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Trustee, by herself as such officer.

Signature [Signature] Notary Public

My Commission Expires: 11-15-16

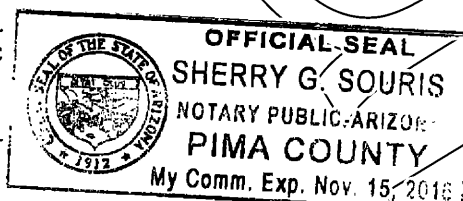


EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 837 of Eagle Crest Ranch V, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 10 and Affidavit of Correction recorded in Fee No. 2007-126035 and thereafter a Notice of Correction recorded in Fee No. 2010-031589 of Official Records;

EXCEPTING therefrom all oil, gas, petroleum, natural gas, coal, lignite and other hydrocarbons by whatever name, uranium, metals (including, without limitation, copper) and all minerals, gases and geothermal energy and geothermal substances and rights, whatsoever, already found or which may hereafter be found under the property, as granted in Deed recorded in Fee No. 2007-119865 and as modified by document recorded in Fee No. 2008-097232 of Official Records.

APN: 305-93-820



AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: **305-93-8200**
 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:

Fidelity National Title Agency, Inc, an Arizona corporation, as
 Trustee under Trust No. 60,426, as Trustee only and not in its
 corporate capacity
 6245 E. Broadway Blvd. #180
 Tucson, AZ 85711

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

Anthony Verret
 60220 E. Paddock Court
 Tucson, AZ 85739

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

4. ADDRESS OF PROPERTY:

60220 E. Paddock Court
 Tucson, AZ 85739

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

Anthony Verret
 60220 E. Paddock Court
 Tucson, AZ 85739

(b) Next tax payment due 9/1/2016

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.**FOR RECORDER'S USE ONLY**

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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: \$ **204,495.00**

11. DATE OF SALE (Numeric Digits): **05 / 2015**
 Month / Year

12. DOWN PAYMENT \$ **40,899.00**

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
 c. ☐ Assumption of existing loan(s) f. ☐ Other financing; Specify: _____
 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):

Anthony Verret
 60220 E. Paddock Court
 Tucson, AZ 85739
 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 Pima

Subscribed and sworn to before me on this 15 day of Sept 2015

Notary Public

Notary Expiration Date 11-15-16

DOR FORM 82162 (04/2014)

OFFICE OF SHERRY C. SHERRY
 NOTARY PUBLIC - ARIZONA
 PIMA COUNTY
 My Comm. Exp. Nov. 15, 2016

Signature of Buyer / Agent

State of Arizona County of Pima

Subscribed and sworn to before me on this 15 day of Sept 2015

Notary Public

Notary Expiration Date 11-15-16

SFRM0135 (DSI Rev. 05/17/2014)

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