



DATE/TIME: 10/20/2015 1633
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2015-067921



Recording Requested By:
Empire West Title Agency

And When Recorded Mail To:
Christina Curley
35490 N. Belgian Blue Ct.
San Tan Valley, AZ 85143

Escrow No. 50102EW-JK

This area reserved for County
Recorder

WARRANTY DEED

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

The Phillips Company, LLC, an Arizona limited liability company

do hereby convey to

Christina Curley, an unmarried woman

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

**Lot 32, MAGMA RANCH 1- UNIT 2, according to the plat of record in the office of the
County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 49.**

**EXCEPT 1/2 of all oil, gas and minerals as reserved in instrument recorded in Docket 26,
Page 533, records of Pinal County, Arizona.**

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

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

Dated: September 14, 2015

Dated September 14, 2015

Warranty Deed

Escrow No. 50102EW

The Phillips Company, LLC, an Arizona limited liability company

[Handwritten Signature]

By Chris Phillips, manager

STATE OF

Arizona

County of

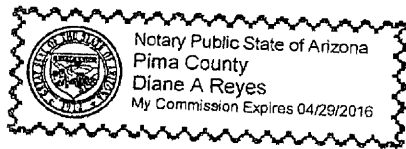
Pima)SS.

On October 03 2015, before me, the undersigned Notary Public, personally appeared **Chris Phillips, manager of The Phillips Company, LLC, an Arizona limited liability company**, 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 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: 10/29/2015

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 210-39-2590

BOOK MAP PARCEL SPLIT LETTER

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 (no more than four):

(1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

The Phillips Company, LLC, an Arizona limited liability company
 11178 N. Pomegranate
 Tucson, AZ 85737

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

Christina Curley
 35490 N. Belgian Blue Ct.
 San Tan Valley, AZ 85143

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

10310 E. Aster Lane
 Florence, AZ 85132

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

Christina Curley
 35490 N. Belgian Blue Ct.
 San Tan Valley, AZ 85143

(b) Next tax payment due 3/1/2016

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. 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 "family member."
- c. To be used as a non-primary or secondary residence.

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

For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 10/20/2015 1633

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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: \$147,000.00

11. DATE OF SALE (Numeric Digits): 09 / 2015
 Month Year

12. DOWN PAYMENT: \$2,663.00

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% 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 Sales 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):

Christina Curley
 35490 N. Belgian Blue Ct.
 San Tan Valley, AZ 85143

18. LEGAL DESCRIPTION (attach copy if necessary)

Lot 32, MAGMA RANCH 1- UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 49.

EXCEPT 1/2 of all oil, gas and minerals as reserved in instrument recorded in Docket 26, Page 533, records of Pinal County, Arizona.

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

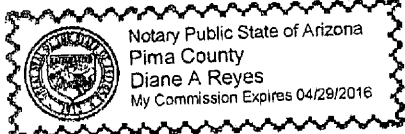
Subscribed and sworn to before me this 08 day of October 2015

Notary Public

Notary Expiration Date

Date

DOR FORM 82162 (04/2014)



Signature of Buyer/Agent

State of _____ County of _____

Subscribed and sworn to before me this _____ day of _____ 20____

Notary Public

Notary Expiration Date

Signed in Counterpart

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FOR RECORDER'S USE ONLY

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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 _____, County of _____
 of _____
 Subscribed and sworn to before me this _____ day of _____
 20____.
 Notary Public _____
 Notary Expiration Date _____
 DOR FORM 82162 (04/2014)

Signature of Buyer/Agent _____
 State of AZ County of Maricopa
 Subscribed and sworn to before me this 19 day of October
 2015.
 Notary Public _____
 Notary Expiration Date 5/23/17

Signed in Counterpart

