

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:

Grand Canyon Title Agency, A division
of FNTA

AND WHEN RECORDED MAIL TO:

Luisa Eleanore Niu
Ellis B. Pear
1624 W. Prospector Way
Queen Creek, AZ 85142

DATE/TIME: 01/15/2016 1038

FEE: \$17.00

PAGES: 5

FEE NUMBER: 2016-002654



ESCROW NO.: 44014577-044-LS1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

**Grazyna Gampe and Zbigniew Gampe, Husband and Wife as Community Property with
Right of Survivorship**

("Grantor") conveys to

Luisa Eleanore Niu and Ellis B. Pear, Wife and Husband

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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: January 13, 2016

Grantor(s):

Grazyna Gampe
Grazyna Gampe

Zbigniew Gampe
Zbigniew Gampe

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona
County of Maricopa } ss:

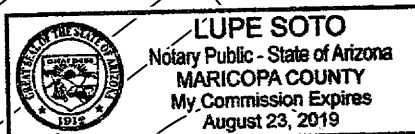
The foregoing document was acknowledged before me this 14th day of January, 2016
by Grazyna Gampe and Zbigniew Gampe

(Seal)

My commission expires:

8-23-19

[Signature]
Notary Public



Escrow No.: 44014577-044-LS1

EXHIBIT "A"
Legal Description

LOT 734, MORNING SUN FARMS UNIT 3, ACCORDING TO CABINET F OF MAPS, SLIDE 125 AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 2005-169424, RECORDS OF PINAL COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT TO SAID LAND.

ESCROW NO.: 44014577 044 LS1

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

Luisa Eleanore Niu and Ellis B. Pear, Wife and Husband, 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 January 13, 2016, and executed by **Grazyna Gampe and Zbigniew Gampe, Husband and Wife as Community Property with Right of Survivorship** as Grantors, to **Luisa Eleanore Niu and Ellis B. Pear, Wife and Husband** as Grantees, and which conveys the real property described as:

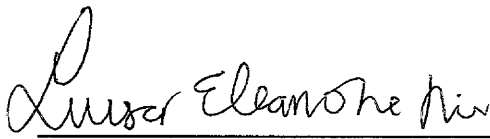
See Exhibit A attached hereto and made a part hereof.

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: January 13, 2016

GRANTEES:



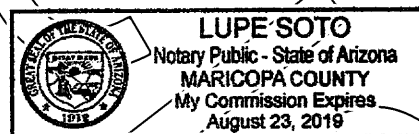
Luisa Eleanore Niu



Ellis B. Pear

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"**

State of Arizona } ss:
County of Maricopa



The foregoing document was acknowledged before me this 13th day of January, 2016
by Luisa Eleanore Niu and Ellis B. Pear

(Seal)

My commission expires: 8-23-19



Notary Public

Escrow No.: 44014577-044-LS1

EXHIBIT "A"
Legal Description

LOT 734, MORNING SUN FARMS UNIT 3, ACCORDING TO CABINET F OF MAPS, SLIDE 125 AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 2005-169424, RECORDS OF PINAL COUNTY, ARIZONA;

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **509-94-734**
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:

Grazyna Gampe
1410 E. Indigo Drive
Chandler, AZ 85286

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

Luisa Eleanore Niu
28153 N. Holly Road
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

1624 W. Prospector Way
Queen Creek, AZ 85142

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

Luisa Eleanore Niu
1624 W. Prospector Way
Queen Creek, AZ 85142

(b) Next tax payment due 4-16

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> 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

PINAL COUNTY

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9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: _____ |

10. SALE PRICE: \$ 129,175.00

11. DATE OF SALE (Numeric Digits): January / 2016
Month / Year

12. DOWN PAYMENT \$ 6,475.00

13. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input checked="" type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| | (3) <input type="checkbox"/> FHA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> 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):

Luisa Eleanore Niu
1624 W. Prospector Way
Queen Creek, AZ 85142
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.

Grazyna Gampe
Signature of Seller / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 14th day of January 2016
Notary Public Lupe Soto
Notary Expiration Date 8-23-19



Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 23, 2019

Lupe Soto
Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 14th day of January 2016
Notary Public Lupe Soto
Notary Expiration Date 8-23-19



LUPE SOTO
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 23, 2019

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Not for use