



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
AMERICAN TITLE SERVICE AGENCY, LLC.  
AND WHEN RECORDED MAIL TO:  
RICHARD B. GOODMAN AND DEBORAH K.  
GOODMAN

DATE/TIME: 02/01/2016 16:10  
FEE: \$17.00  
PAGES: 2  
FEE NUMBER: 2016-006440



ESCROW NO.: 00073732 - 046 - CC

1/2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**MALCOLM BEAL NELSON and WYLLADENE DUCKETT NELSON, husband and wife**  
do/does hereby convey to

**RICHARD B. GOODMAN and DEBORAH K. GOODMAN, husband and wife**  
the following real property situated in Pinal County, Arizona:

Lot 37, PARCEL D AT SKYLINE RANCH PHASE ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 37; Affidavit of Correction recorded in Fee No. 2004-28815.

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: December 23, 2015

**GRANTORS:**

MALCOLM BEAL NELSON

WYLLADENE DUCKETT NELSON

State of Arizona  
County of MARICOPA

On this <sup>Feb</sup> 1st day of JANUARY, 2016, before me personally appeared Malcolm Beal Nelson And Wylladene Duckett Nelson, 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 7/29/16

ESCROW NO.: 00073732 - 046 - CC

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

ESCROW NO.: 00073732 - 046 - CC

**RICHARD B. GOODMAN and DEBORAH K. GOODMAN** 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 December 23, 2015, and executed by MALCOLM BEAL NELSON and WYLLADENE DUCKETT NELSON, as Grantors, to RICHARD B. GOODMAN and DEBORAH K. GOODMAN, as Grantees, and which conveys certain premises described as:

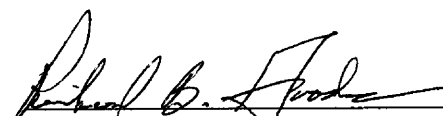
Lot 37, PARCEL D AT SKYLINE RANCH PHASE ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 37; Affidavit of Correction recorded in Fee No. 2004-28815.

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.

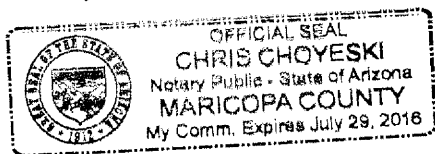
Dated: December 23, 2015

**GRANTEES:**

  
RICHARD B. GOODMAN

  
DEBORAH K. GOODMAN

State of Arizona  
County of MARICOPA



(Affix notary seal here)

On this <sup>Feb</sup> 15<sup>th</sup> day of JANUARY, 2016, before me personally appeared RICHARD B. GOODMAN And DEBORAH K. GOODMAN, 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 7/29/16

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-4110  
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:

MALCOLM BEAL NELSON  
33237 N. Legend Hills Trail  
Queen Creek, AZ 85142

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

RICHARD B. GOODMAN  
133 W. Mountain Sage Drive  
Phoenix, AZ 85045

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

4. ADDRESS OF PROPERTY:

33237 N. Legend Hills Trail  
Queen Creek, AZ 85142

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

RICHARD B. GOODMAN  
33237 N Legend Hills Trail  
Queen Creek, AZ 85142

(b) Next tax payment due 3/1/16

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.

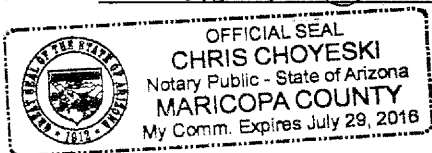
Signature of Seller / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 1st day of February, 2016.

Notary Public Chris Choyeski

Notary Expiration Date 7/29/16



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 02/01/2016 1610

FEE NUMBER: 2016-006440

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: \$ 148,000.00

11. DATE OF SALE (Numeric Digits): 1 / 16  
Month / Year

12. DOWN PAYMENT \$ 7,400.00

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.

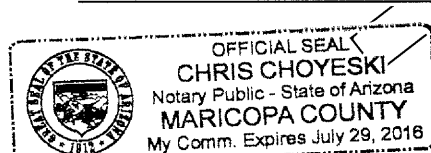
Signature of Buyer / Agent Richard B. Goodman

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 1st day of February, 2016.

Notary Public Chris Choyeski

Notary Expiration Date 7/29/16



**EXHIBIT "A"**  
**Legal Description**

Lot 37, PARCEL D AT SKYLINE RANCH PHASE ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 37; Affidavit of Correction recorded in Fee No. 2004-28815.

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