



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

## FIRST ARIZONA TITLE AGENCY

Recording Requested by:  
First Arizona Title Agency

When recorded mail to:  
James D. Mickelson  
36956 W. Oliveto Avenue  
Maricopa, AZ 85138

DATE/TIME: 02/29/2016 1220

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2016-011877



## WARRANTY DEED

1/3  
File No. 10-161684 (MP)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we, Anthony Bowden and Doris K. Bowden, husband and wife, the GRANTOR does hereby convey to James D. Mickelson, a married man, as his sole and separate property, the GRANTEE

the following described real property situate in Pinal County, Arizona:

LOT 92, OF SORRENTO PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 85.

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

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

DATED: February 25, 2016

File No.: 10-161684 (MP)  
A.P.N.: 502-54-09201

Warranty Deed - continued

*Anthony Bowden*

Anthony Bowden

*Doris K. Bowden*

Doris K. Bowden

STATE OF Arizona )  
County of Pinal ) ss.

On 2/28/2010, before me, the undersigned Notary Public, personally appeared Anthony Bowden and Doris K. Bowden, 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 by 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.

*Brandi Diane Wallin*

Notary Public

My Commission Expires:  
6/15/2017



# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-54-09201  
 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:

Anthony Bowden and Doris K. Bowden  
36956 W Oliveto Avenue  
Maricopa, AZ 85138

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

James D. Mickelson  
PO Box 1134  
Imperial Beach, CA 91933

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

## 4. ADDRESS OF PROPERTY:

36956 W Oliveto Avenue  
Maricopa, AZ 85138

## 5. MAIL TAX BILL TO:

James D. Mickelson  
36956 W Oliveto Avenue  
Maricopa, AZ 85138

## 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"/> Agriculture  |
| c. <input type="checkbox"/> Condo or Townhouse                 | h. <input type="checkbox"/> Mobile or manufactured Home<br><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:

- To be used as a primary residence.  Owner occupied, not a primary residence.  
 To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence" or "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.

## 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:                |

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 Pinal  
 Subscribed and sworn to before me on this 26<sup>th</sup> day of Feb 20 16  
 Notary Public Maureen W. Perry  
 Notary Expiration Date 2/10/18

**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 02/29/2016 1220

FEE NUMBER: 2016-011877

10. SALE PRICE: \$ 202,500.00 00

11. DATE OF SALE (Numeric Digits): 02 / 29 / 16  
 Month/Year

12. DOWN PAYMENT \$ 162,500.00 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)
- d.  Seller Loan (Carryback) f.  Other financing; Specify: Private lender

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:  
 \$ 0.00 00 AND  
 briefly describe the Personal Property: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
First Arizona Title Agency  
21300 N. John Wayne Parkway, Suite 102  
Maricopa, AZ 85139  
10-161684 (MP) Phone (520)518-5222

18. LEGAL DESCRIPTION (attach copy if necessary):  
LOT 92, OF SORRENTO PARCEL 1, CABINET F, SLIDE 85.

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona \_\_\_\_\_, County of Pinal  
 Subscribed and sworn to before me on this 26<sup>th</sup> day of Feb 20 16  
 Notary Public Maureen W. Perry  
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