

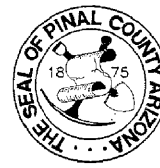
Millennium Title Agency LLC

RECORDING REQUESTED BY  
Magnus Title Agency LLC

AND WHEN RECORDED MAIL TO:

BRADLEY DEWITT AND ASHLEY DEWITT  
1832 W DESERT CANYON DR.  
QUEEN CREEK, AZ 85142

ESCROW NO.: 08062171 - 846 - CJL



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 03/24/2016 1335

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2016-017638



SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Warranty Deed

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

**Cody B. Lavagnino and Rosalee Lavagnino, Husband and Wife**

do/does hereby convey to

**Bradley DeWitt and Ashley DeWitt, Husband and Wife**

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

Dated: March 16, 2016

SELLERS:

Cody B. Lavagnino  
Cody B. Lavagnino

Rosalee Lavagnino  
Rosalee Lavagnino

State of ARIZONA } ss:  
County of Maricopa

On March 23, 2016, before me,  
The Undersigned

a Notary Public in and for said County and State, personally appeared **Cody B. Lavagnino and Rosalee Lavagnino** 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.

Signature [Signature]

FOR NOTARY SEAL OR  
STAMP



**CHRISTOPHER J. LOPEZ**  
Notary Public - Arizona  
Maricopa County  
Expires 04/30/2018

*[Large diagonal watermark text: "ARIZONA" and "Cody B. Lavagnino"]*

Exhibit A

Lot 6, of 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.

WORLDWIDE

### Acceptance of Community Property with Right of Survivorship

**Bradley DeWitt and Ashley DeWitt, Husband and Wife** 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 3/16/2016, and executed by **Cody B. Lavagnino and Rosalee Lavagnino**, as Grantors, to **Bradley DeWitt and Ashley DeWitt**, as Grantees, and which conveys certain premises described as:

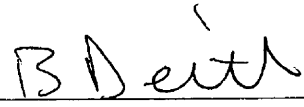
Lot 6, of PARCEL D AT SKYLINE RANCH PHASE ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 37.


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 March 16, 2016

**BUYERS:**

  
 \_\_\_\_\_  
 Bradley DeWitt

  
 \_\_\_\_\_  
 Ashley DeWitt

State of **ARIZONA**  
County of Maricopa

}ss:

On March 23, 2016 before me, the undersigned, a Notary-Public, in and for said County and State, personally appeared **Bradley DeWitt and Ashley DeWitt**, 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.



**CHRISTOPHER J. LOPEZ**  
Notary Public - Arizona  
Maricopa County  
Expires 04/30/2018

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(This area for official notarial seal)

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-380  
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:

Cody B. Lavagnino  
1832 W Desert Canyon Dr.  
Queen Creek, AZ 85142

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

Bradley DeWitt  
2645 S. Southwind Dr.  
Gilbert, AZ 85295

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

4. ADDRESS OF PROPERTY:

1832 W Desert Canyon Dr.  
Queen Creek, AZ 85142

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

Bradley DeWitt and Ashley DeWitt  
1832 W Desert Canyon Dr.  
Queen Creek, AZ 85142

(b) Next tax payment due 10/2016

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 "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**

**DATE/TIME: 03/24/2016 1335**

**FEE NUMBER: 2016-017638**

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: \$ 195,000.00

11. DATE OF SALE (Numeric Digits): 01 / 2016  
Month / Year

12. DOWN PAYMENT \$ 9,750.00

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):

See box 2  
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.

Cody B. Lavagnino  
Signature of Seller / Agent  
State of Arizona County of Maricopa  
Subscribed and sworn to before me on this 23 day of March 20 16  
Notary Public [Signature]  
Notary Expiration Date 4/30/18

Bradley DeWitt  
Signature of Buyer / Agent  
State of Arizona County of Maricopa  
Subscribed and sworn to before me on this 23 day of March 20 16  
Notary Public [Signature]  
Notary Expiration Date 4/30/18



**CHRISTOPHER J. LOPEZ**  
Notary Public - Arizona  
Maricopa County  
Expires 04/30/2018



**CHRISTOPHER J. LOPEZ**  
Notary Public - Arizona  
Maricopa County  
Expires 04/30/2018

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

Lot 6, of 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.

UNOFFICIAL