



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested by:
Clear Title Agency of Arizona, LLC

When recorded mail to:
Scott McKenney and Villa Molina McKenney
41808 West Bravo Court
Maricopa, AZ 85138

DATE/TIME: 03/29/2016 0809

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2016-018472



WARRANTY DEED

File No. 30-520492 (dd)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Kritina L. Hilliard, an unmarried woman, the GRANTOR does hereby convey to

Scott McKenney and Villa Molina McKenney, husband and wife, the GRANTEE

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

LOT 57, OF PHASE II PARCEL 26B-AT-RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 167.

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: March 25, 2016

File No.: 30-520492 (dd)
A.P.N.: 512-06-1880 5

Warranty Deed - continued

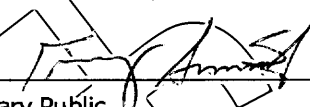

Kritina L. Hilliard

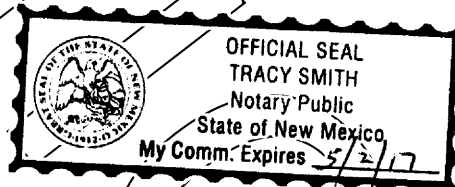
STATE OF New Mexico)
County of Los Alamos)ss.

On March 26, 2016, before me, the undersigned Notary Public, personally appeared **Kritina L. Hilliard**, 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.

My Commission Expires: 5/2/17


Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 03/28/2016 by and between Kritina L. Hilliard and Scott McKenney and Villa Molina McKenney.

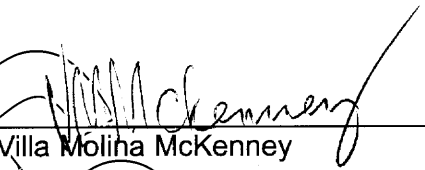
That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: 03/28/2016



Scott McKenney



Villa Molina McKenney

STATE OF **ARIZONA**

County of Maricopa

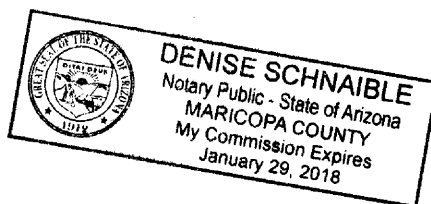
On March 28, 2016, before me, the undersigned Notary Public, personally appeared **Scott McKenney and Villa Molina McKenney**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to 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.

My Commission Expires: 1/29/2018



Notary Public



AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 512-06-1880 5
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Kritina L. Hilliard
67 Joya Loop
Los Alamos, NM 87544

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

Scott McKenney and Villa Molina McKenney
41808 West Bravo Court
Maricopa, AZ 85138

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

41808 West Bravo Court
Maricopa, AZ 85138

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

Scott McKenney and Villa Molina McKenney
41808 West Bravo Court
Maricopa, AZ 85138

(b) Next tax payment due 1st 1/2 2016

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use
 b. ☒ Single Family Residence g. ☐ Agriculture
 c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
 ☐ Affixed ☐ Not Affixed
 d. ☐ 2-4 Plex i. ☐ Other Use; Specify: _____
 e. ☐ 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.

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 _____

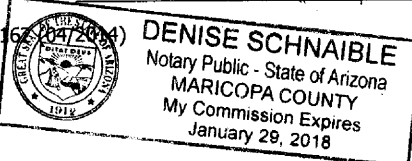
State of Arizona, County of Pinal

Subscribed and sworn to before me on this 28 day of March 20 16

Notary Public _____

Notary Expiration Date 1/29/2018

16
 DOR FORM 8216 (04/2014)

**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 03/29/2016 0809

FEE NUMBER: 2016-018472

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

- a. ☒ Warranty Deed d. ☐ Contract or Agreement
 b. ☐ Special Warranty Deed e. ☐ Quit Claim Deed
 c. ☐ Joint Tenancy Deed f. ☐ Other:

10. SALE PRICE: \$253,000.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 1 6
 Month/Year

12. DOWN PAYMENT: \$52,600.00 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from
 Financial institution:
 b. ☐ Barter or trade (1) ☒ Conventional
 (2) ☐ VA
 c. ☐ Assumption of existing loan(s) (3) ☐ FHA
 f. ☐ Other financing; Specify: _____
 d. ☐ Seller Loan (Carryback)

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: _____

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):

Clear Title Agency of Arizona, LLC
4864 East Baseline Road, Suite 106
Mesa, AZ 85206
 Phone (480)278-8430

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 57, of PHASE II PARCEL 26B AT RANCHO EL DORADO (D / 167)

Signature of Buyer / Agent _____

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 28 day of March 20 16

Notary Public _____

Notary Expiration Date 1/29/2018

