




OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Equity Title Agency, Inc.  
AFTER RECORDING, RETURN TO:  
HUNTER MCBRIDE and COURTNEY MCBRIDE  
2990 S POWER RD. APT.2223  
MESA, AZ 85212

Electronically Recorded	
DATE/TIME:	Apr 26, 2016 3:18 PM
FEE:	\$ 17.00
PAGES:	4
FEE NUMBER:	2016-025590
	
This area reserved for County Recorder	

ESCROW No. 01221817-012-PE1

# Warranty Deed

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

DENISE ALEXANDER, an unmarried woman and ANNA M. SULLIVAN, an unmarried woman

do/does hereby convey to

HUNTER MCBRIDE and COURTNEY MCBRIDE, husband and wife aka HUNTER Z. MCBRIDE and  
the following real property situated in the county of PINAL, State of ARIZONA: COURTNEY M. MCBRIDE,  
See Exhibit A attached hereto and made a part hereof. husband and wife

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 above set forth.

Dated 4-14-16

Grantors

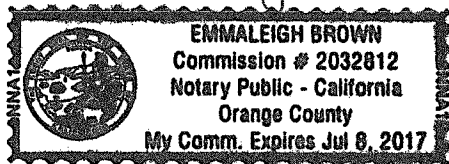
Denise Alexander  
DENISE ALEXANDER

Anna M. Sullivan  
ANNA M. SULLIVAN

STATE OF California }  
COUNTY OF Los Angeles }

ss

This instrument was acknowledged before me this 14  
day of April, 2016 by  
DENISE ALEXANDER

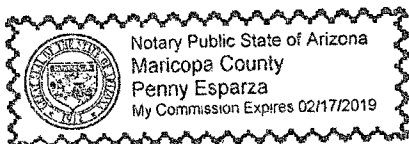


Emmaleigh Brown  
Notary Public  
My commission will expire July 8, 2017

STATE OF }  
COUNTY OF }

ss

This instrument was acknowledged before me this 18  
day of April, 2016 by  
ANNA M. SULLIVAN



Penny Esparza  
Notary Public  
My commission will expire 2-17-19

Exhibit A

Lot 875, MORNING SUN FARMS UNIT 3, according to Cabinet F, Slide 125, and Affidavit of Correction recorded at Document No. 2005-169424, records of Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved in Patent to said land.

MORNING SUN FARMS UNIT 3

# Acceptance of Community Property with Right of Survivorship

Escrow #: 01221817-012 -PE1

**HUNTER Z. MCBRIDE and COURTNEY M. MCBRIDE, 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 04/14/16 , and executed by **DENISE ALEXANDER and ANNA M. SULLIVAN**, as Grantors, to **HUNTER Z. MCBRIDE and COURTNEY M. MCBRIDE**, as Grantees, and which conveys certain premises described as:  
See Exhibit A attached hereto and made a part hereof.

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 April 25, 2016

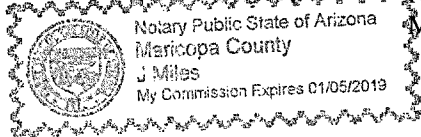
  
\_\_\_\_\_  
HUNTER Z. MCBRIDE

  
\_\_\_\_\_  
COURTNEY M. MCBRIDE

STATE OF ARIZONA  
County of MARICOPA

} ss

This instrument was acknowledged before me on April 25, 2016 by **HUNTER Z. MCBRIDE and COURTNEY M. MCBRIDE**



Notary Public  
My commission will expire


  
\_\_\_\_\_  
1-5-2019

Exhibit A

Lot 875, MORNING SUN FARMS UNIT 3, according to Cabinet F, Slide 125, and Affidavit of Correction recorded at Document No. 2005-169424, records of Pinal County, Arizona;

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MORNING SUN FARMS UNIT 3

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-8750  
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:

DENISE ALEXANDER, ANNA M. SULLIVAN  
949 LARRABEE STREET #120  
WEST HOLLYWOOD, CA 90069

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

HUNTER Z. MCBRIDE, COURTNEY M. MCBRIDE  
2990 S POWER RD. APT 2223  
MESA, AZ 85212

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

4. ADDRESS OF PROPERTY:

1794 W SAWTOOTH WAY  
SAN TAN VALLEY, AZ 85142

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

HUNTER Z. MCBRIDE  
2990 S POWER RD. APT 2223  
MESA, AZ 85212

(b) Next tax payment due OCTOBER 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.

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.

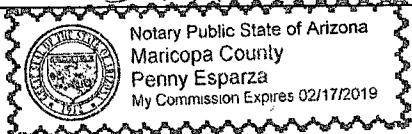
Signature of Seller / Agent \_\_\_\_\_

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 26 day of APR 2016

Notary Public [Signature]

Notary Expiration Date 2-17-19



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 04/26/ 2016 3:18 PM

FEE NUMBER: 2016-025590\_AOPV

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: \$ 150,000.00

11. DATE OF SALE (Numeric Digits): 03 / 16  
Month / Year

12. DOWN PAYMENT \$ 1,500.00

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):

Equity Title Agency, Inc.  
301 W. Warner Rd #110, Tempe, AZ 85284  
(480) 756-8888

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

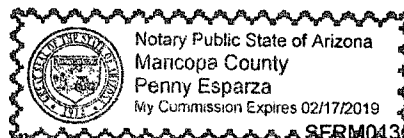
Signature of Buyer / Agent \_\_\_\_\_

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 26 day of APR 2016

Notary Public [Signature]

Notary Expiration Date 2-17-19



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

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