



RECORDING REQUESTED BY:  
Fidelity National Title Agency, Inc.  
AND WHEN RECORDED MAIL TO:  
Samuel Goen  
344 E Penny Lane  
San Tan Valley, AZ 85140

DATE/TIME: 05/03/2016 1352  
FEE: \$17.00  
PAGES: 2  
FEE NUMBER: 2016-027803



ESCROW NO.: 88007077-088-HS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration,  
**Brittany Ray, A Single Woman**  
("Grantor") conveys to  
**Samuel Goen, an unmarried man**  
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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 20, 2016

**Grantor(s):**

**SELLER:**

Brittany Ray  
Brittany Ray

**NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED**

State of Arizona  
County of Maricopa } ss:

The foregoing document was acknowledged before me this 2nd day of May, 2016  
by Brittany Ray

(Seal)

Rick Ljuegren  
Notary Public

My commission expires: 8/31/17



RICK LJUEGREN  
Notary Public - Arizona  
Maricopa County  
Expires 08/31/2017

Wdeed

Escrow No.: 88007077-088-HS

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

LOT 6, SAN TAN HEIGHTS PARCEL A-6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 120.

SanTan  
Office  
Services

Wdced

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-95-537  
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:

Brittany Ray  
2906 W. Peggy Dr.  
Queen Creek, AZ 85142

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

Samuel Goen  
344 E Penny Lane  
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

2906 W. Peggy Dr.  
Queen Creek, AZ 85142

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

Samuel Goen  
2906 W. Peggy Dr.  
Queen Creek, AZ 85142

(b) Next tax payment due April 2016 October 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.  Agricultural
- 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 \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

**SIGNED IN COUNTERPART**

FOR RECORDER'S USE ONLY  
  
PINAL COUNTY  
DATE/TIME: **05/03/2016 1352**  
FEE NUMBER: **2016-027803**

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: \$ **175,000.00**

11. DATE OF SALE (Numeric Digits): **03 / 2016**  
Month / Year

12. DOWN PAYMENT \$ **3170.00**

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 f.  Other financing; Specify: \_\_\_\_\_  
c.  Assumption of existing loan(s)  
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:  
\$ \_\_\_\_\_ 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):  
Samuel Goen  
2906 W. Peggy Dr.  
Queen Creek, AZ 85142

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 3rd day of May 2016  
Notary Public Lisa Malm  
Notary Expiration Date March 2, 2020

**LISA MALM**  
Notary Public, State of Arizona  
Maricopa County  
My Commission Expires  
**March 02, 2020**  
SPR 2035 (DSI Rev. 05/17/2014)

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LOT 6, SAN TAN HEIGHTS, PARCEL A-6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 120.

HomeLife

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**FOR RECORDER'S USE ONLY**

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Brittany Ray  
 Signature of Seller / Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 2 day of May 2016  
 Notary Public Butch  
 Notary Expiration Date 8/31/17

Signature of Buyer / Agent  
 State of \_\_\_\_\_ County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



**RICK LILJEGREN**  
 Notary Public - Arizona  
 Maricopa County  
 Expires 08/31/2017

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HomeLife