



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Joseph Cinturati
24-26 33rd Street
Astoria, NY 11102

DATE/TIME: 05/17/2016 1428

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2016-031104



WARRANTY DEED

File No. 221-5770305 (KC)

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

Malcolm L. Boothroyd, a married man, the GRANTOR does hereby convey to

Joseph Cinturati, an unmarried man, the GRANTEE

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

LOT 83, OF FINAL PLAT OF PARCEL-2A AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 184.

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.: 221-5770305 (KC)
A.P.N.: 512-20-0830 2

Warranty Deed - continued

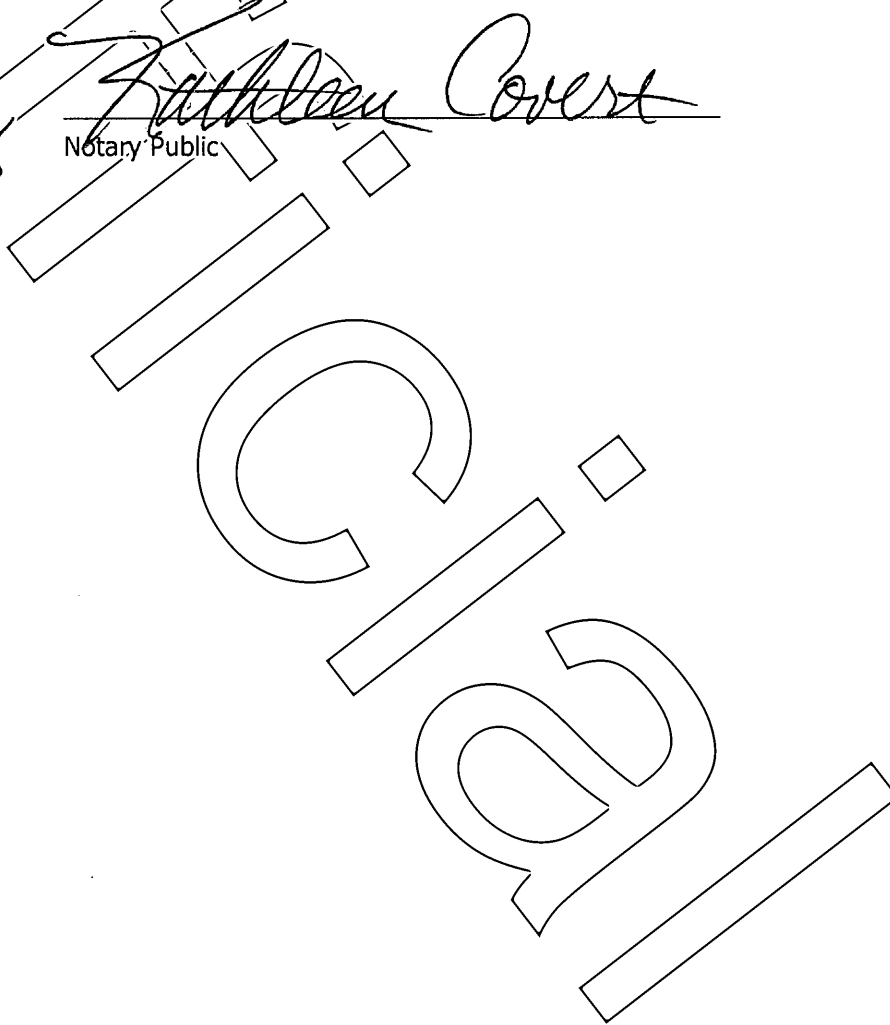
Malcolm L. Boothroyd
Malcolm L. Boothroyd

STATE OF AZ)
County of Maricopa)ss.

On 5-10-16, before me, the undersigned Notary Public, personally appeared **Malcolm L. Boothroyd**, 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: 6-14-2018 Kathleen Covert
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 512-20-0830 2

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:
Malcolm L. Boothroyd
293 North 330 West
Tooele, UT 84074

3. (a) BUYER'S NAME AND ADDRESS:
Joseph Cinturati
24-26 33rd Street
Astoria, NY 11102

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

4. ADDRESS OF PROPERTY:
43896 West Colby Drive
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Joseph Cinturati
24-26 33rd Street
Astoria, NY 11102
 (b) Next tax payment due 10-1-16

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.

Malcolm L. Boothroyd
 Signature of Seller / Agent
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 10 day of May 20 16
 Notary Public Kathleen Covert
 Notary Expiration Date 6-14-2018

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 05/17/2016 1428
FEE NUMBER: 2016-031104

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: \$ 149,350.00 00

11. DATE OF SALE (Numeric) 0 5 / 1 6
 Digits: _____ Month/Year

12. DOWN PAYMENT \$ 14,935.00 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: _____

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):
Joseph Cinturati
24-26 33rd Street
Astoria, NY 11102

18. LEGAL DESCRIPTION (attach copy if necessary):
 Lot 83, of FINAL PLAT OF PARCEL 2A AT RANCHO EL DORADO (C / 184)

Joseph Cinturati
 Signature of Buyer / Agent
 State of New York, County of Queens
 Subscribed and sworn to before me on this 13 day of May 20 16
 Notary Public Karen Lin
 Notary Expiration Date May 7, 2019

