

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4742008607

WHEN RECORDED MAIL TO

James Hall, Virginia Hall
38561 S. Desert Bluff Dr.
Tucson, AZ 85739



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

Electronically Recorded

DATE/TIME: May 19, 2016 2:57 PM

FEE: \$ 17.00

PAGES: 3

FEE NUMBER: 2016-031740



SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Eleonore Wachter, a Widow

Do hereby convey to James Hall and Virginia Hall, husband and wife

the following real property situated in Pinal County, Arizona:

See "Exhibit A" attached hereto and made a part hereof.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

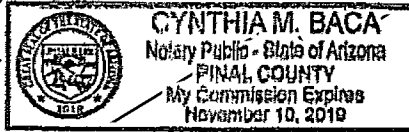
Dated: May 6, 2016

Eleonore Wachter
Eleonore Wachter

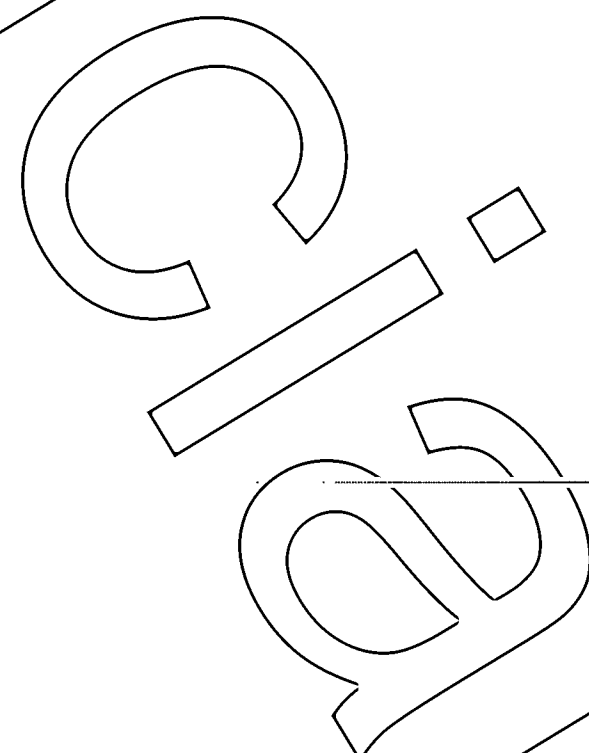
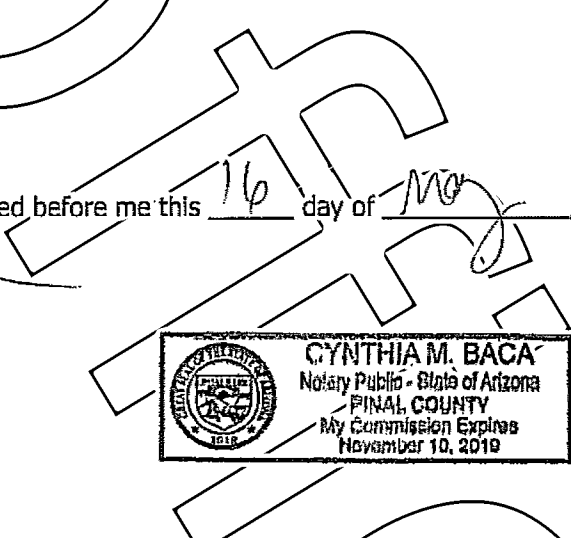
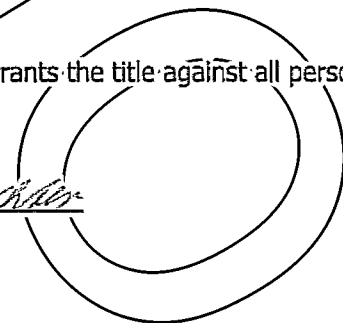
State of AZ
County of Pima

The foregoing instrument was acknowledged before me this 16 day of May, 2016
by Eleonore Wachter.

Cynthia M. Baca
Notary Public



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ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

James Hall and Virginia Hall, each being duly sworn upon oath 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 Warranty Deed deed which is Dated May 06, 2016 and executed by Eleonore Wachter, a Widow, as Grantor and James Hall and Virginia Hall, husband and wife, as Grantee and which instrument concerns the following described property:

See "Exhibit A" attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

James Hall
James Hall

Virginia Hall
Virginia Hall

State of ARIZONA
County of YAVAPAI

The foregoing instrument was acknowledged before me this 18 day of May, 2016 by James Hall and Virginia Hall,

Peter S. Whitmore
Notary Public

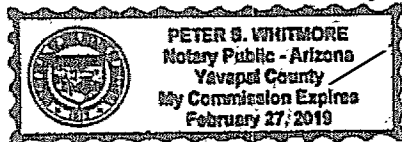


EXHIBIT A

Lot 57, Saddlebrooke Unit Twenty-Three, according to Cabinet B, Slide 162, and Affidavits of Correction recorded at Fee No. 1999-2191 and at Fee No. 1999-2192 records of Pinal County, Arizona;

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in Patent of said land recorded in Docket 2081, page 654.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305 - 81 - 0570 -
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? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

ELEONORE WACHTER
38561 S. Desert Bluff Dr.
Tucson AZ 85739

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

JAMES HALL, VIRGINA HALL
6340 E. Distant View Ct.
Cornville AZ 86325

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

38561 S. Desert Bluff Dr., Tucson, Arizona 85739

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

JAMES HALL, VIRGINA HALL
38561 S. Desert Bluff Dr.
Tucson AZ 85739

(b) Next tax payment due 10/01/2016

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" or "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: 05/19/2016 2:57 PM

FEE NUMBER: 2016-031740_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: \$ 275,000.00

11. DATE OF SALE (Numeric Digits): 04 / 16
Month / Year

12. DOWN PAYMENT \$ 41,250.00

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: \$ _____ 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):

BUYER AND SELLER AS SHOWN ABOVE

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

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.

Eleonore Wachter
Signature of Seller / Agent

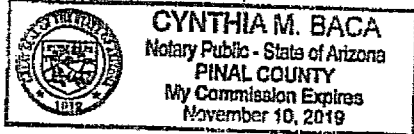
State of AZ, County of Pima

Subscribed and sworn to before me on this 16 day of May 2016

Notary Public Cynthia M. Baca

Notary Expiration Date 11/10/2019

DOR FORM 82162 (4/2014)



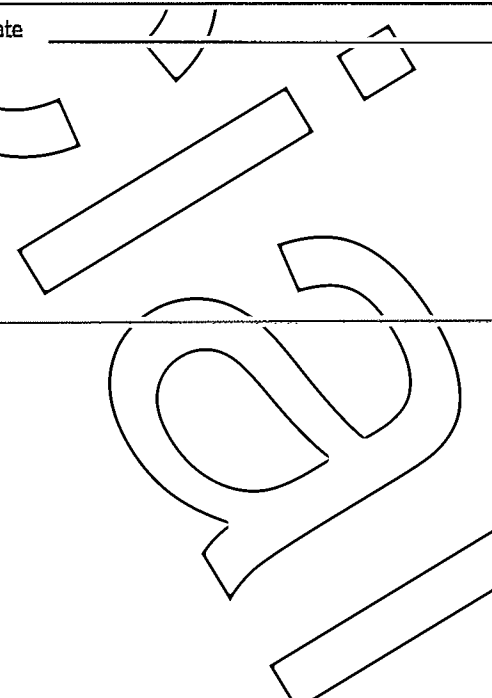
in counterpart
Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____



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FOR RECORDER'S USE ONLY

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Signature of Seller / Agent [Signature]

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (4/2014)

Signature of Buyer / Agent [Signature]

State of ARIZONA, County of YAVAPAI

Subscribed and sworn to before me on this 18 day of MARCH

Notary Public [Signature]

Notary Expiration Date 2-27-19

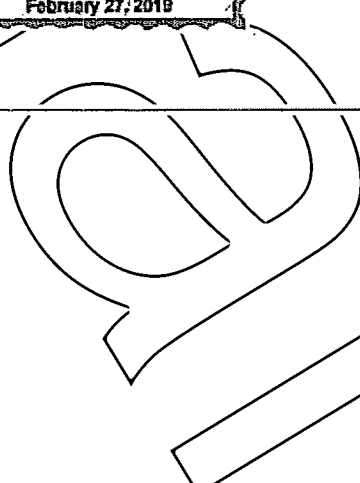
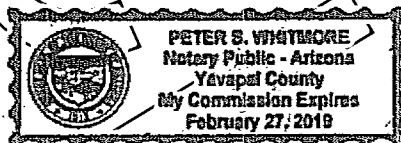


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EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in Patent of said land recorded in Docket 2081, page 654.