

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Joseph J. DiMartino  
42056 W. Anne Lane  
Maricopa AZ 85138



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 05/27/2016 1045

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2016-033766



ESCROW NO.: 75160224 - 075 - KF

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

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

**James McGill, An Unmarried Man**

("Grantor") conveys to

**Joseph J. DiMartino, An Unmarried Man**

the following real property situated in Pinal County, ARIZONA:

LOT 7, PHASE II PARCEL 9 AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY,  
ARIZONA, RECORDED IN CABINET E, SLIDE 11.

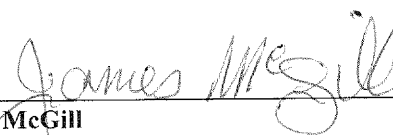
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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

Dated: May 11, 2016

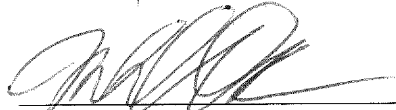
**Grantor(s):**

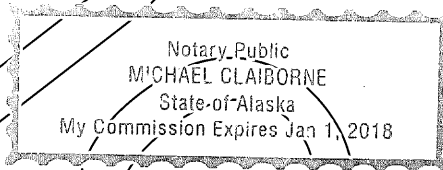
**SELLER:**

  
James McGill

State of Alaska  
County of Anchorage } ss:

The foregoing Warranty Deed, dated May 11, 2016, and consisting of 2 pages, was acknowledged before me this 20 day of May, 2016, by James McGill.

  
Notary Public



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

Primary Parcel: **512-02-219**  
 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:**

James McGill  
 Box 363, 3705 Artic Blvd.  
 Anchorage, AK 99503

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

Joseph J. DiMartino  
 555 N. Federal St Apt 1049  
 Chandler, AZ 85226

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

**4. ADDRESS OF PROPERTY:**

42056 W. Anne Ln  
 Maricopa, AZ 85138

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

Joseph J. DiMartino  
 42056 W. Anne Lane  
 Maricopa, AZ 85138

(b) Next tax payment due October 1, 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.

**FOR RECORDER'S USE ONLY****PINAL COUNTY**

DATE/TIME: **05/27/2016 1045**

FEE NUMBER: **2016-033766**

**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: \$ 158,900.00**

**11. DATE OF SALE (Numeric Digits):** 04/2016  
 Month / Year

**12. DOWN PAYMENT \$ 7,950.00**

**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:

\$ 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):**

Seller and Buyer Herein

Phone: \_\_\_\_\_

**18. LEGAL DESCRIPTION (attach copy if necessary):**

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

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 Maricopa

Subscribed and sworn to before me on this 27 day of May, 2016

Notary Public Marilyn L. Rogers

Notary Expiration Date 01/25/2018

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 27 day of May, 2016

Notary Public Marilyn L. Rogers

Notary Expiration Date 01/25/2018



**MARILYN L. ROGERS**  
 Notary Public - State of Arizona  
 MARICOPA COUNTY  
 My Commission Expires  
 January 25, 2018



**MARILYN L. ROGERS**  
 Notary Public - State of Arizona  
 MARICOPA COUNTY  
 My Commission Expires  
 January 25, 2018

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

LOT 7, PHASE II PARCEL 9 AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE  
OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 11.