



Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
David Downey and Cheryl Downey  
1402 South Valley Drive  
Apache Junction, AZ 85120

DATE/TIME: 05/27/2016 1503  
FEE: \$17.00  
PAGES: 3  
FEE NUMBER: 2016-034005



2/3

## WARRANTY DEED

Escrow No. 240-5772854 (ckm)

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

**Michele M. Miller and Erick W. Miller, wife and husband**, the GRANTOR does hereby convey to

**David Downey and Cheryl Downey, husband and wife**, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 2, OF ARROYO VERDE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET B, SLIDE 107.


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: April 06, 2016

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

  
Michele M. Miller

  
Erick W. Miller

File No.: 240-5772854 (ckm)  
A.P.N.: 102-48-0020 1

Warranty Deed - continued

STATE OF AZ )  
County of Pinal )ss.

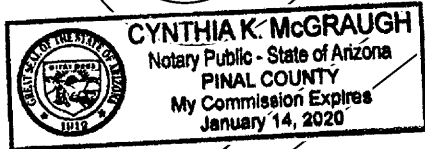
On Step 11c, before me, the undersigned Notary Public, personally appeared **Michele M. Miller and Erick W. Miller**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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.

[Signature]  
Notary Public

My Commission Expires:

1/14/2020



*[Large diagonal watermark text, likely 'PINAL COUNTY' or similar, is present across the bottom right of the page.]*

## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 04/06/2016 by and between Michele M. Miller and Erick W. Miller and David Downey and Cheryl Downey.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: 04/06/2016

David Downey  
David Downey

Cheryl Downey  
Cheryl Downey

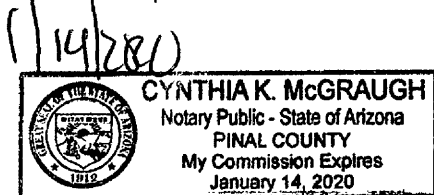
STATE OF AZ )  
County of Pinal )ss.

On Stanku, before me, the undersigned Notary Public, personally appeared **David Downey and Cheryl Downey**, 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.

Cynthia K. McGraugh  
Notary Public

My Commission Expires:



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-48-0020 1  
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:

Michele M. Miller and Erick W. Miller  
1420 South Bowman Road  
Apache Junction, AZ 85119

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

David Downey and Cheryl Downey  
1402 South Valley Drive  
Apache Junction, AZ 85120

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

4. ADDRESS OF PROPERTY:

1402 South Valley Drive  
Apache Junction, AZ 85120

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

David Downey and Cheryl Downey  
1402 South Valley Drive  
Apache Junction, AZ 85120

(b) Next tax payment due 10/1/16

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.  Agriculture
- 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."

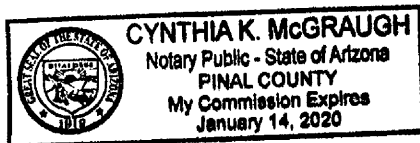
8. If you checked **e** or **f** in item 6 above, indicate the number of units:

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 Arizona, County of Pinal  
Subscribed and sworn to before me on this 20th day of May, 2016  
Notary Public Cynthia K. McGraugh  
Notary Expiration Date 1/14/2020

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 05/27/2016 1503

FEE NUMBER: 2016-034005

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: \$184,300.00 00

11. DATE OF SALE (Numeric Digits): 0 4 / 1 6 Month/Year

12. DOWN PAYMENT \$-0- 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: \$ 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):

David Downey and Cheryl Downey  
1402 South Valley Drive  
Apache Junction, AZ 85120

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 2, of ARROYO VERDE (B / 107)

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 27th day of May, 2016  
Notary Public Cynthia K. McGraugh  
Notary Expiration Date 1/14/2020

