



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
James A. Custer and Yvonne E. Custer
7717 161st Street
Chippewa Falls, WSI 54729

DATE/TIME: 06/08/2016 15:14

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2016-036537



2/3

WARRANTY DEED

Escrow No. 240-5774667 (ckm)

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

Doral Richard Nall and Martha Jean Nall aka Doral R. Nall and Martha J. Nall, husband and wife, the GRANTOR does hereby convey to

James A. Custer and Yvonne E. Custer, 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 20, SUNRISE AT GOLD CANYON RANCH, ACCORDING TO CABINET C, SLIDE 15, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZER OF EVERY NAME AND DESCRIPTION, AND

EXCEPT ALL MATERIAL WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUES AS SET FORTH IN THE PATENT OF SAID LAND.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

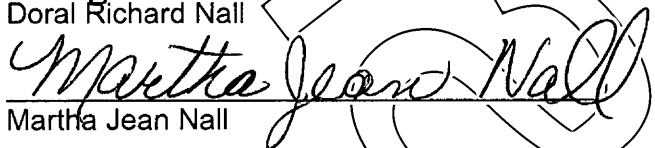
And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

DATED: April 20, 2016

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.


Doral Richard Nall


Martha Jean Nall

File No.: 240-5774667 (ckm)
A.P.N.: 104-95-0200 6

Warranty Deed - continued

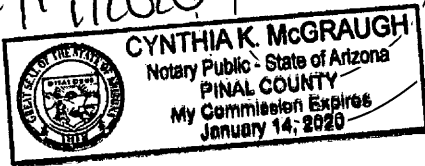
STATE OF AZ)
County of Pinal)ss.

On 6/18/14 , before me, the undersigned Notary Public, personally appeared **Doral Richard Nail and Martha Jean Nail**, 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:

1/14/2020



Cynthia K. McGraugh
Notary Public

Handwritten signature of Cynthia K. McGraugh

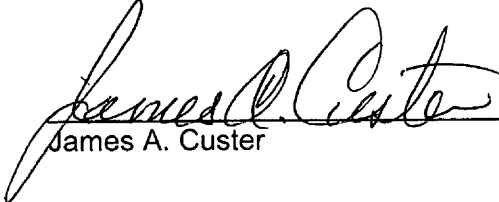
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

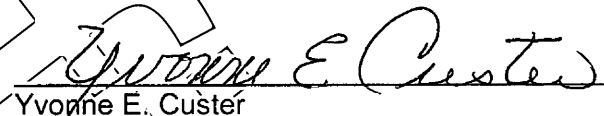
This Acceptance is to be attached to: Warranty Deed dated 04/20/2016 by and between Doral Richard Nall and Martha Jean Nall and James A. Custer and Yvonne E. Custer.

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: 04/20/2016


James A. Custer


Yvonne E. Custer

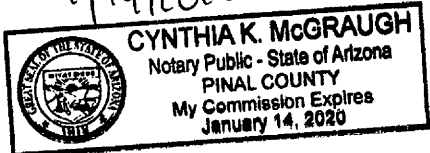
STATE OF AZ)
County of Pinal) ss.

On 04/20/16, before me, the undersigned Notary Public, personally appeared **James A. Custer and Yvonne E. Custer**, 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.


Notary Public

My Commission Expires:

01/14/2020

CYNTHIA K. MCGRAUGH
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires
January 14, 2020

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-95-0200 6
 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:

Doral Richard Nall and Martha Jean Nall
3039 East Bellflower Drive
Gilbert, AZ 85298

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

James A. Custer and Yvonne E. Custer
7717 161st Street
Chippewa Falls, WI 54729

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

4. ADDRESS OF PROPERTY:

6753 South Russet Sky Way
Gold Canyon, AZ 85118

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

James A. Custer and Yvonne E. Custer
7717 161st Street
Chippewa Falls, WI 54729

(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."

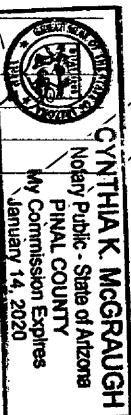
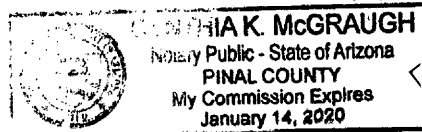
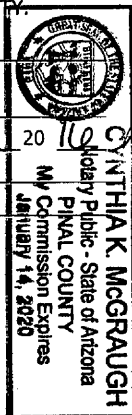
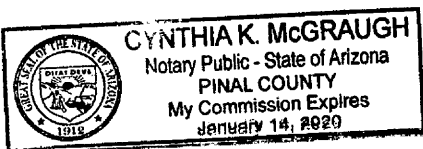
8. If you checked **e** or **f** in item 6 above, indicate the number of units:

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 Doral Richard Nall
 State of AZ, County of Pinal
 Subscribed and sworn to before me on this 06 day of June 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: 06/08/2016 1514

FEE NUMBER: 2016-036537

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: \$ 292,500.00 00

11. DATE OF SALE (Numeric): 0 / 4 / 16
 Digits: _____ Month/Year

12. DOWN PAYMENT \$ 192,500.00 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):

James A. Custer and Yvonne E. Custer
7717 161st Street
Chippewa Falls, WI 54729

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 20, of SUNRISE AT GOLD CANYON RANCH (CABINET C / SLIDE 15)

Signature of Buyer / Agent James A. Custer
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____
 Notary Public Cynthia K. McGraugh
 Notary Expiration Date 1/14/2020