

FIRST ARIZONA TITLE AGENCY

Recording Requested by:
First Arizona Title Agency

When recorded mail to:
Walter Bruce Morris and Loy Lee Morris
45128 W Buckhorn Trail
Maricopa, AZ 85139



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 06/13/2016 1617

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2016-037759



WARRANTY DEED

File No. 10-163802 (MP)

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

John Giambi and Jeanne Giambi, husband and wife, the GRANTOR does hereby convey to

Walter Bruce Morris and Loy Lee Morris, husband and wife, the GRANTEE

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

Lot 149, of ALTERRA NORTH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 88 and Affidavit of Correction recorded as 2005-005809, of Official Records.

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: May 10, 2016

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 05/10/2016 by and between John Giambi and Jeanne Giambi and Walter Bruce Morris and Loy Lee Morris.

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: 05/10/2016

Walter Bruce Morris
Walter Bruce Morris

Loy Lee Morris
Loy Lee Morris

STATE OF ARIZONA
County of Pinal

)
) ss.
)

On 6/15/2016, before me, the undersigned Notary Public, personally appeared **Walter Bruce Morris and Loy Lee Morris**, 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.

Brandi Diane Wallin
Notary Public

My Commission Expires:
6/15/2017



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-36-14900
 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:

John Glambi and Jeanne Glambi
1034 Belmont Abbey Lane
Claremont, CA 91711

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

Walter Bruce Morris and Loy Lee Morris
c/o Leslie Ray, 46143 W Kristina Way
Maricopa, AZ 85139

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

45128 W Buckhorn Trail
Maricopa, AZ 85139

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

Walter Bruce Morris and Loy Lee Morris
45128 W Buckhorn Trail
Maricopa, AZ 85139

(b) Next tax payment due _____

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:

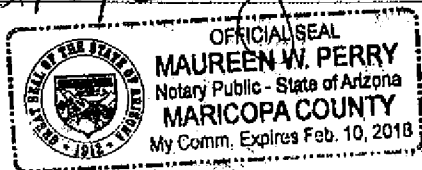
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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: [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this 13th day of June 20 16
 Notary Public: [Signature]
 Notary Expiration Date: 2/10/18



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/13/2016 1617

FEE NUMBER: 2016-037759

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: \$ 176,750.00 00

11. DATE OF SALE (Numeric Digits): 06 / 16
 Month/Year

12. DOWN PAYMENT: \$ 176,750.00 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: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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 herein

 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 149, of Alterra North (E / 88)

Signature of Buyer / Agent: [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this 13th day of June 20 16
 Notary Public: [Signature]
 Notary Expiration Date: 2/10/18

