

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested by:
First American Title Insurance Company

When recorded mail-to:
Tasha A. Hendricks
472 West Dana Drive
San Tan Valley, AZ 85143

DATE/TIME: 07/05/2016 1640

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2016-043748



WARRANTY DEED

Escrow No. 214-5786250 (BO)

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

Dennis Slaight and Margaret Anne Slaight, husband and wife, the GRANTOR does hereby convey to

David J. Vo, a single man and Tasha A. Hendricks, a single woman as Joint Tenants with Right of Survivorship, 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 81, PARCEL 8 AT CIRCLE CROSS RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 77.

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: June 27, 2016

File NO.: 214-5/86250 (BU)
A.P.N.: 210-80-29709

Warranty Deed - continued

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Dennis Slaight
Dennis Slaight

Margaret Anne Slaight
Margaret Anne Slaight

STATE OF South Dakota,
County of Brown) ss.

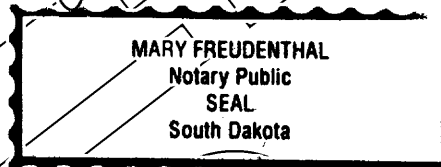
On June 28, 2016, before me, the undersigned Notary Public, personally appeared **Dennis Slaight and Margaret Anne Slaight**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to 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:

My Commission Expires
10-31-2021

Mary Freudenthal
Notary Public



ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated June 27, 2016 by and between **Dennis Slaight and Margaret Anne Slaight and David Vo and Tasha Hendricks.**

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: June 27, 2016

David Vo

Tasha Hendricks

STATE OF AZ)

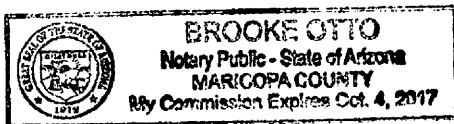
County of Maricopa) ss.

On July 05 2016, before me, the undersigned Notary Public, personally appeared **David Vo and Tasha Hendricks**, 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:

Notary Public



AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 210-80-29709 - SPLIT
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) _____ (2) _____
(2) _____ (4) _____**2. SELLER'S NAME AND ADDRESS:**

Dennis Slight and Margaret Anne Slight

1023rd St. Po. Box 47
Hector, SD 57446**3. (a) BUYER'S NAME AND ADDRESS:**

David Vo and Tasha Hendricks

472 West Dana Drive

San Tan Valley, AZ 85143

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

472 West Dana Drive

San Tan Valley, AZ 85143

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

David Vo and Tasha Hendricks

472 West Dana Drive

San Tan Valley, AZ 85143

(b) Next tax payment due 10/01/2016**6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box**

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use
 b. ☒ Single Family Residence g. ☐ Agriculture
 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.

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 So. Dak, County of BrownSubscribed and sworn to before me on this 28 day of June 20 1 6Notary Public Mary FreudenthalNotary Expiration Date 10-31-202116
DOK FORM 82102 (04/2015)

MARY FREUDENTHAL
Notary Public
SEAL
South Dakota

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/05/2016 1640

FEE NUMBER: 2016-043748

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: \$ 215,000.00 00**11. DATE OF SALE (Numeric Digits):** 0 6 / 1 6
Month/Year**12. DOWN PAYMENT:** \$ 10,750 00**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from
Financial institution:
 b. ☐ Barter or trade (1) ☒ Conventional
 (2) ☐ VA
 c. ☐ Assumption of existing loan(s) (3) ☐ FHA
 f. ☐ Other financing; Specify: _____
 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:

\$ 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 Vo and Tasha Hendricks

472 West Dana Drive,

San Tan Valley, AZ 85143

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 81, of CIRCLE CROSS RANCH (F / 77)

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS

Signature of Buyer / Agent

State of AZ, County of MaricopaSubscribed and sworn to before me on this 28 day of June 20 1 6Notary Public Brooke OttoNotary Expiration Date 10-31-2018

BROOKE OTTO
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Oct. 4, 2017