



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

**RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
Victor Lopez and Jessica Lopez
311 W. Seaside Dr.
Casa Grande, AZ 85122**

DATE/TIME: 07/15/2016 1545
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2016-046653



ESCROW NO.: 600-67546-TS
600-67546-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Edward A. Miller, a married man, as his sole and separate property

do/does hereby convey to

Victor Lopez and Jessica Lopez, husband and wife

the following real property situated in Pinal County, State of Arizona:

Lot 83, of VILLAGO PARCEL 10, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 025.

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.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: July 6, 2016

Grantors:

Edward A. Miller

Escrow No.: 600-67546-TS

State of ~~Colorado~~ Arizona

County of Pinal)ss:

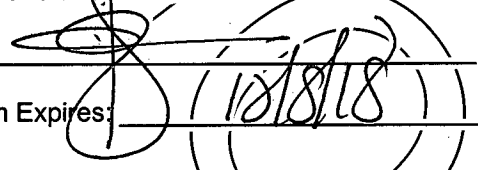
On this 12 day of July, 2016, before me,

The Undersigned a Notary Public in and for said County and State, personally appeared

Edward A. Miller

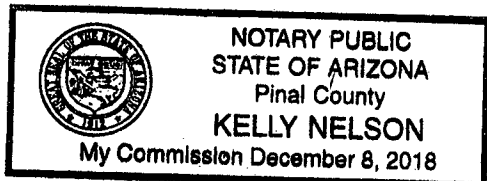
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Notary Public: 

My Commission Expires: 12/8/18

FOR NOTARY SEAL OR STAMP



Large diagonal watermark text: "PINAL COUNTY ARIZONA"

ESCROW NO.: 600-67546-TS
600-67546-TS

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Victor Lopez and Jessica Lopez, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated July 6, 2016, and executed by **Edward A. Miller, a married man, as his sole and separate property** as Grantors, to **Victor Lopez and Jessica Lopez, husband and wife** as Grantees, and which conveys certain premises described as:

Lot 83, of VILLAGO.PARCEL 10, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 025.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

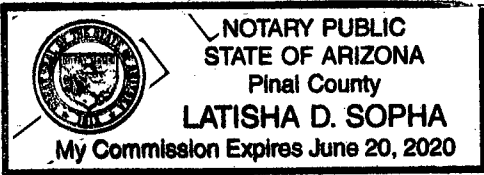
Dated: July 7, 2016

Grantee(s):

Victor Lopez

Victor Lopez
Jessica Lopez

Jessica Lopez



State of Arizona)ss:
County of Pinal

On this 4th day of July, 2016, before me,
The Undersigned
a Notary Public in and for said County and State, personally appeared
Victor Lopez and Jessica Lopez
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.

FOR NOTARY SEAL OR STAMP

Notary Public: *Latisha D. Sopha*
My Commission Expires: 6/20/2020

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 515-37-0830
 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) _____

COUNTY OF RECORDATION PINAL
 FEE NO 2016-046653
 RECORD DATE 07/15/2016

2. SELLER'S NAME AND ADDRESS:
Edward A. Miller
9900 Melody Drive
Northglenn, CO 80260

10. SALE PRICE \$ 235500 00
 11. DATE OF SALE (Numeric Digits): 05 / 2016
 Month / Year

3. (a) BUYER'S NAME AND ADDRESS:
Victor Lopez and Jessica Lopez
3539 N. Arthur Ln.
Casa Grande, AZ 85122

12. DOWN PAYMENT \$ 42000.00

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

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: _____

4. ADDRESS OF PROPERTY:
311 W. Seaside Dr.
Casa Grande, AZ 85122

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: \$ _____ AND

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Victor Lopez and Jessica Lopez
311 W. Seaside Dr.
Casa Grande, AZ 85122

briefly describe the Personal Property: _____

(b) Next tax payment due October 2016

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. Agricultural
 h. Mobile or Manufactured Home
 Affixed Not Affixed
 i. Other Use; Specify _____

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

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

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

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.

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: _____

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):

Title Security Agency, LLC
1500 Wood Lane
Phoenix, AZ 85122
202-426-4600

18. LEGAL DESCRIPTION (attach copy if necessary):
 _____ attached hereto and made a part hereof.

Signature of Seller / Agent _____
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 15 day of July, 2016
 Notary Public _____
 Notary Expiration Date 02/14/20

Signature of Buyer / Agent _____
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 15 day of July, 2016
 Notary Public _____
 Notary Expiration Date 02/14/20

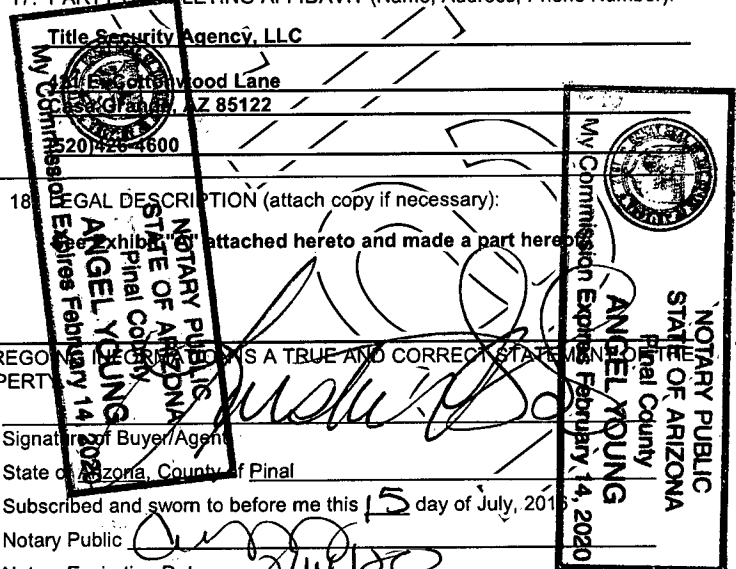


EXHIBIT "A"

Lot 83, of VILLAGO PARCEL 10, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 025.

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