



DATE/TIME: 08/08/2016 1543

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2016-052359



Recording requested by:
NORTH AMERICAN TITLE COMPANY

When recorded mail to:
Paul Donovan and Shannon Donovan
1293 W. Mesquite Tree Lane
San Tan Valley, AZ-85143

Escrow No.: 22400-16-00085

WARRANTY DEED

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

Carr Family Investments LLC, an Arizona limited liability company

do hereby convey to

Paul Donovan and Shannon Donovan, husband and wife

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

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, the Grantor warrants the title against all persons whomsoever.

Dated: August 5, 2016

Carr Family Investments LLC

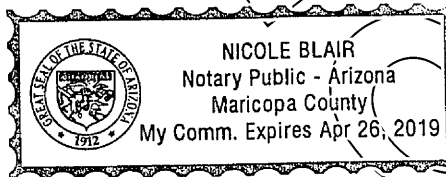
BY: Kyle Carr
Kyle Carr * manager

State of Arizona
County of Maricopa

On August 5, 2016 before me, the undersigned a Notary Public in and for said County and State, personally appeared Kyle Carr, of Carr Family Investments LLC 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: Nicole Blair
Notary Public

My Commission expires: 04/26/2019



Escrow No.: 22400-16-00085


ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP


Paul Donovan and Shannon Donovan each being duly sworn, upon oath, for himself or herself and jointly, but not one for the other, deposes and says: THAT I am one of the Grantees in that certain Warranty Deed which is dated August 5, 2016 executed by Carr Family Investments LLC to Paul Donovan and Shannon Donovan and which instrument covers the following described property:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

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

Dated: August 5, 2016



Paul Donovan


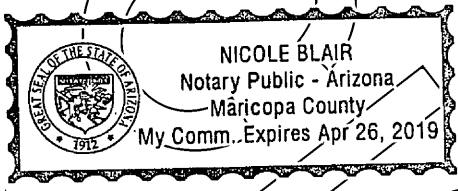
Shannon Donovan

State of Arizona
County of Maricopa

On 08/05/2016 before me, the undersigned a Notary Public in and for said County and State, personally appeared Paul Donovan and Shannon Donovan 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: 04/26/2019

EXHIBIT A

Lot 14, of PARCEL H AT SKYLINE RANCH PHASE TWO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 109.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, and all uranium, thorium or any other material which is or may be determined by the laws of the United States or the State of Arizona or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona in the Patent to said land, recorded in Docket 1939, Page 852.

WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-78-2560
 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) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Carr Family Investments LLC
936 W Hereford Dr.
San Tan Valley, AZ 85143

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

Paul Donovan and Shannon Donovan
614 S. 99th St.
Mesa, AZ 85208

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

4. ADDRESS OF PROPERTY:

1293 W. Mesquite Tree Lane
San Tan Valley, AZ 85143

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

Paul Donovan and Shannon Donovan
1293 W. Mesquite Tree Lane
San Tan Valley, AZ 85143

(b) Next tax payment due date October 1, 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 _____

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

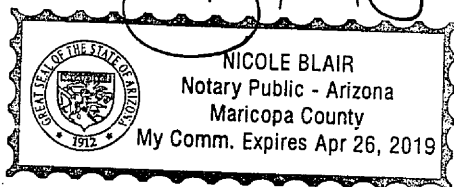
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or a secondary residence.

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 Maricopa
 Subscribed and sworn to before me this 5th day of August, 2016
 Notary Public _____
 Notary Expiration Date October 2019



FOR RECORDER'S USE ONLY

PINAL COUNTY

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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 \$ 193000 **00**

11. DATE OF SALE (Numeric Digits): / 08 / 11 **00**
 Month / Year

12. DOWN PAYMENT \$ 9650 **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** 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):

Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy if necessary):
 LEGAL DESCRIPTION ATTACHED HERETO.

Signature of Buyer / Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me this 5th day of August, 2016
 Notary Public _____
 Notary Expiration Date October 2019

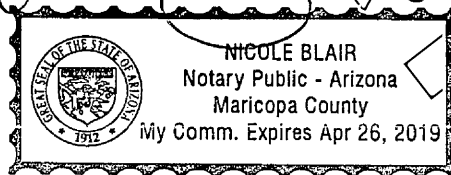


EXHIBIT "A"

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EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, and all uranium, thorium or any other material which is or may be determined by the laws of the United States or the State of Arizona or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona in the Patent to said land, recorded in Docket 1939, Page 852.

WORLDWIDE