



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

AMELIA R. FRANKLIN
1290 N MESQUITE LN
COOLIDGE, AZ 85128

DATE/TIME: 09/13/2016 1156

FEE: \$17.00

PAGES: 1

FEE NUMBER: 2016-061227



ESCROW-NO.: 01856242 - 821 - BM8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Gary Bretz and Marsha Bretz, husband and wife as community property with right of survivorship

do/does hereby convey to

Amelia R. Franklin, a married woman, as her sole and separate property

the following real property situated in Pinal County, ARIZONA:

LOT 8, BLOCK 4, THIRD ADDITION TO PUEBLO WAH-KI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 6 OF MAPS, PAGE 62.

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: August 18, 2016

Grantor(s):

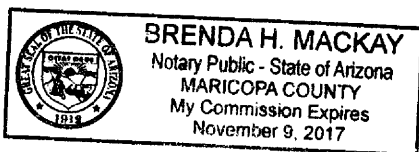
Gary Bretz

Marsha Bretz

State of Arizona } ss:
County of _____

On Sept. 12, 2016, before me personally appeared **Gary Bretz and Marsha Bretz**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity.(ies)

(Seal)



Notary Public
Commission Expires: 11-9-17

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 203-17-034
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:

Gary Bretz
7820 E. Roosevelt
Scottsdale, AZ 85257

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

Amelia R. Franklin
3922 W. Mulberry Dr.
Phoenix, AZ 85019

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

4. ADDRESS OF PROPERTY:

1290 N. Mesquite Ln.
Coolidge, AZ 85128

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

Amelia R. Franklin
1290 N. Mesquite Ln.
Coolidge, AZ 85128

(b) Next tax payment due APRIL 2017

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 secondary residence.

See reverse side for definition of a "primary residence, secondary residence" or "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.

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/13/2016 1156

FEE NUMBER: 2016-061227

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: \$ 88,000.00

11. DATE OF SALE (Numeric Digits): 08/2016
Month / Year

12. DOWN PAYMENT \$ 2,576.00

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: \$ 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):

Gary Bretz
7820 E. Roosevelt Scottsdale, AZ 85257
Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 on this 12 day of Sept. 2016
Notary Public Brenda Mackay
Notary Expiration Date 11-9-17



Signature of Buyer/Agent _____
State of Az, County of Maricopa
Subscribed and sworn to before me on this 12 day of Sept. 2016
Notary Public Ashley Allison
Notary Expiration Date 11-8-19

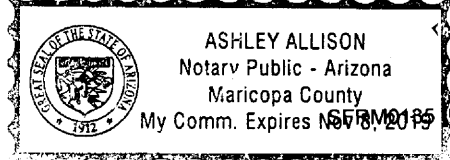


EXHIBIT "A"
Legal Description

LOT 8, BLOCK 4, THIRD ADDITION TO PUEBLO WAH-KI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 6 OF MAPS, PAGE 62.

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