



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

**Ashley Juarez**

**1206 E Erie Ct**

**Casa Grande, AZ 85122**

DATE/TIME: 09/28/2016 1352

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2016-065186



ESCROW NO.: 76161000 - 076 - TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

For the consideration of Ten Dollars, and other valuable consideration,  
**Thomas R McMillan Jr. and Catherine A McMillan, Husband and Wife**  
("Grantor") conveys to

**Ashley Juarez, A Married Woman as her Sole and Separate Property**

the following real property situated in Pinal County, ARIZONA:

LOT 577, MISSION VALLEY PHASE 4, ACCORDING TO THE PLAT OF RECORD IN  
THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,  
RECORDED IN CABINET F, SLIDE 61.


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.


Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: September 8, 2016

**Grantor(s):**

**SELLERS:**

  
\_\_\_\_\_  
Thomas R McMillan Jr.

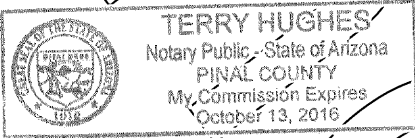
  
\_\_\_\_\_  
Catherine A McMillan

State of Arizona  
County of PINAL } ss:

Individual

The foregoing Warranty Deed, dated September 8, 2016 and consisting of 2 page(s), was acknowledged before me this 27 day of Sept., 2016 by

Thomas R McMillan Jr and Catherine A McMillan.



[Signature]  
Notary Public

My comm expires 10/13/16

OFFICIALS

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **505 87 581**  
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:

Thomas R McMillan Jr.  
11082 W Martin Rd  
Casa Grande, AZ 85122

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

Ashley Juarez  
1206 E Erie Ct  
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

2176 N Santiana Pl  
Casa Grande, AZ 85122

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

Ashley Juarez  
Same as # 4

(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:

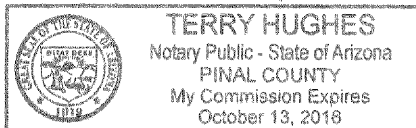
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" 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 AZ County of Pinal  
 Subscribed and sworn to before me on this 27 day of Sept 2016  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 10/13/16



**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**  
**DATE/TIME: 09/28/2016 1352**  
**FEE NUMBER: 2016-065186**

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: \$ **160,000.00**

11. DATE OF SALE (Numeric Digits): 8, 2016  
Month / Year

12. DOWN PAYMENT \$ \_\_\_\_\_

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:  
\$ \_\_\_\_\_ 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 devises, 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):  
Same as #5  
Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
 State of AZ County of Pinal  
 Subscribed and sworn to before me on this 27 day of Sept 2016  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 10/13/16

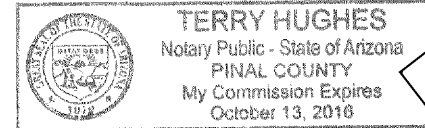


EXHIBIT "A"  
Legal Description

LOT 577, MISSION VALLEY PHASE 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 61.

Proprietary