



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

FIRST ARIZONA TITLE AGENCY

Recording Requested by:
First Arizona Title Agency

When recorded, mail to:
Aimee Piediscalzo
422 E Christopher St
San Tan Valley, AZ 85140

DATE/TIME: 09/30/2016 0942

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2016-065813



WARRANTY DEED

16
File No: 12-166042 (DL)

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

James W Scott, a married man as his sole and separate property, the GRANTOR does hereby convey to

Aimee Piediscalzo, an unmarried woman, the GRANTEE

the following described real property situate in Pinal County, Arizona:

Lot 236, of PECAN CREEK-NORTH PARCEL 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 134, and Affidavit of Correction recorded in Document No. 2004-26990.

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.

File No.: 12-166042 (DL)
A.P.N.: 109-28-23606

Warranty Deed - continued

DATED: September 22, 2016


James W. Scott

STATE OF AZ

County of

Maricopa

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)ss.

On 23 Sept. 2016, 2016, before me, the undersigned Notary Public, personally appeared **James W Scott**, 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:

5.28.17


Notary Public



AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 109-28-23606

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) (3)
(2) (4)**2. SELLER'S NAME AND ADDRESS:**James W Scott
422 E Christopher St
San Tan Valley, AZ 85140**3. (a) BUYER'S NAME AND ADDRESS:**Aimee Piediscalzo
1028 W Vineyard Plains Dr
San Tan Valley, AZ 85143(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:422 E Christopher St
San Tan Valley, AZ 85140**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**Aimee Piediscalzo
422 E Christopher St
San Tan Valley, AZ 85140

(b) Next tax payment due

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.

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/30/2016 0942

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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: \$165,000.00 00**11. DATE OF SALE (Numeric Digits):** 09 / 16
Month/Year**12. DOWN PAYMENT:** \$ 0407 00**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from
 Financial Institution:
 (1) ☐ Conventional
 (2) ☐ VA
 (3) ☒ FHA
 b. ☐ Barter or trade
 c. ☐ Assumption of existing loan(s)
 d. ☐ Seller Loan (Carryback) 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 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

Phone

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 236, of PECAN CREEK-NORTH PARCEL 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 134, and Affidavit of Correction recorded in Document No. 2004-26990.

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 Pinal

Subscribed and sworn to before me on this 27th day of Sept 2016

Notary Public

Notary Expiration Date: DEANNA M. LEE
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Aug. 7, 2018

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 27th day of Sept 2016

Notary Public

Notary Expiration Date: DEANNA M. LEE
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Aug. 7, 2018

EXHIBIT "A "

Escrow No. **12-166042 (DL)**

Lot 236, of PECAN CREEK-NORTH PARCEL 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 134, and Affidavit of Correction recorded in Document No. 2004-26990.

Unofficial