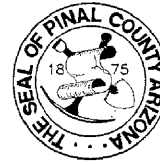


RECORDED ELECTRONICALLY
BY CHICAGO TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Sean Fowler

7324 W. Candlewood Way
Florence, AZ 85132

DATE/TIME: 12/19/2016 1550

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2016-085290



ESCROW NO.: C1610032 - 306 - EP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Scott T. Allan and Cindy R. Allan, Husband and Wife

("Grantor") conveys to

Sean Fowler, A Single Man

the following real property situated in Pinal County, Arizona:

LOT 139, OF ANTHEM AT MERRILL RANCH UNIT 23, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 43 AND AS AMENDED BY RE-PLAT RECORDED IN CABINET G, SLIDE 197.

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: December 1, 2016

Grantor(s):

Scott T. Allan

Cindy R. Allan

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

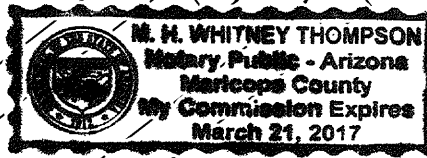
State of Arizona } ss:
County of Maricopa

The foregoing document was acknowledged before me this 12 day of December 2016
by Scott T. Allan and Cindy R. Allan

(Seal)

[Signature]
Notary Public

My commission expires: 3-21-2017



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-10-685
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:

Scott T. Allan
7324 W. Candlewood Way
Florence, AZ 85132

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

Sean Fowler
7014 E Vandenberg Ave
Mesa, AZ 85212

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

4. ADDRESS OF PROPERTY:

7324 W. Candlewood Way
Florence, AZ 85132

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

Sean Fowler
7324 W. Candlewood Way
Florence, AZ 85132

(b) Next tax payment due MARCH 01 2017

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- 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:

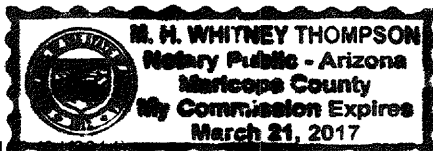
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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.

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 Dec 2016
Notary Public M. H. Whitney Thompson
Notary Expiration Date 3-21-2017



FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 12/19/2016 1550
FEE NUMBER: 2016-085290

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

11. DATE OF SALE (Numeric Digits): 12 / 2016
Month / Year

12. DOWN PAYMENT \$ 0

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) f. Other financing; Specify: _____
- d. Seller Loan (Carryback)

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:

\$ NA 00 AND

briefly describe the Personal Property: NA

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

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):

Sean Fowler
7014 E Vandenberg Ave, Mesa, AZ 85212
(520) 780-3444

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 16 day of December 2016
Notary Public Lorna W. Hale
Notary Expiration Date 3-13-18



NOTARY PUBLIC
STATE OF ARIZONA
County of Maricopa
LORNA W. HALE
My Appointment Expires 03-13-18

EXHIBIT "A"
Legal Description

LOT 139, OF ANTHEM AT MERRILL RANCH UNIT 23, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 43 AND AS AMENDED BY RE-PLAT RECORDED IN CABINET G, SLIDE 197.

HomeLife