

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Ramon B Padilla
3323 W Grenadine Rd
Phoenix, AZ 85041-7409

DATE/TIME: 03/30/2017 0917

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-021717



ESCROW NO.: 76170369 - 076 - TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

David Charles Victor Miller and Sonya Miller, husband and wife

("Grantor") conveys to

Ramon B Padilla and Juana L Padilla, Husband and Wife

the following real property situated in Pinal County, ARIZONA:

Lot 1916, ARIZONA CITY UNIT FOUR, according to the plat of record in the office of the Pinal County Recorder, Arizona in Book-9 of Maps, Page 56.

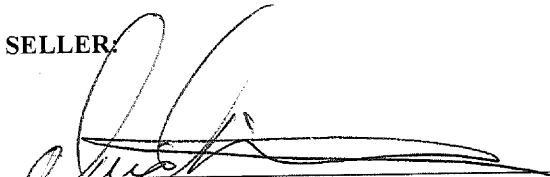
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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

Dated: March 24, 2017

Grantor(s):

SELLER:


David Charles Victor Miller


Sonya Miller

Wdeed

State of Arizona
County of Pinal } ss:

Individual

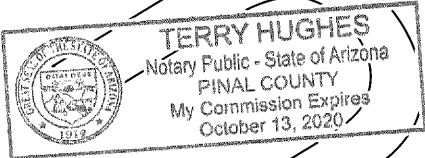
The foregoing Warranty Deed, dated March 24, 2017 and consisting of 2 page(s), was acknowledged before me this 28 day of March, 2017, by

David Charles Victor Miller AND Sonya Miller

Terry Hughes

Notary Public

My comm expires 10/13/2020



10/13/2020

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Ramon B Padilla and Juana L Padilla, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated March 24, 2017, and executed by **David Charles Victor Miller, A Married Man as his Sole and Separate Property** as Grantors, to **Ramon B Padilla and Juana L Padilla, Husband and Wife** as Grantees, and which conveys the real property described as:

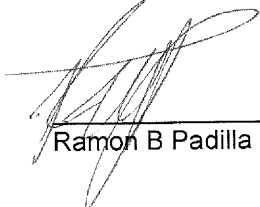
Lot 1916, ARIZONA CITY UNIT FOUR, according to the plat of record in the office of the Pinal County Recorder, Arizona in Book 9 of Maps, Page 56.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

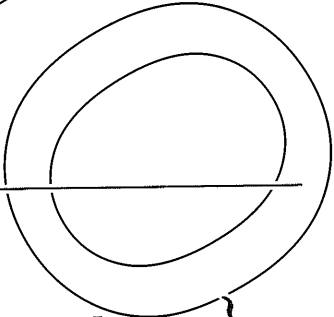
Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

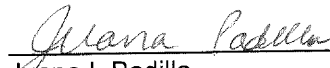
Dated: March 24, 2017

GRANTEES:



Ramon B Padilla





Juana L Padilla

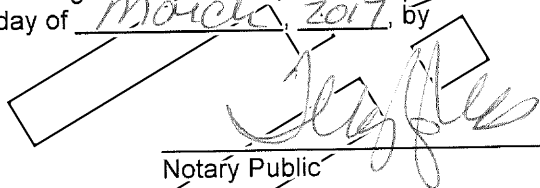
State of Arizona
County of Pinal

} ss:

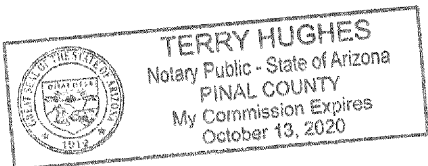
Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated March 24, 2017 and consisting of 1 page(s), was acknowledged before me this 28 day of March, 2017, by

Ramon B Padilla and Juana L Padilla.



Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-03-1510
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:

David Charles Victor Miller
822 Bristol Pl
Qualicum Beach, BC V9K 2S7

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

Ramon B Padilla
3323 W Grenadine Rd
Phoenix, AZ 85041-7409

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

4. ADDRESS OF PROPERTY:

9992 W Concordia Dr
Arizona City, AZ 85123

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

Ramon B Padilla
Same as # 3

(b) Next tax payment due oct 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.

FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 03/30/2017 0917
FEE NUMBER: 2017-021717

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: \$ 3,500.00

11. DATE OF SALE (Numeric Digits): 3, 2017
Month / Year

12. DOWN PAYMENT \$ 3,500.00

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 f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- 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:

\$ 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):

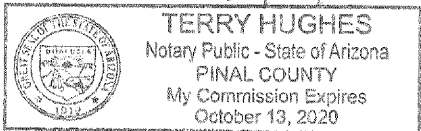
Same as # 3
Phone: _____

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: [Signature]
State of AZ County of Pinal
Subscribed and sworn to before me on this 28 day of March 2017
Notary Public: [Signature]
Notary Expiration Date: 10/13/2020



Signature of Buyer / Agent: [Signature]
State of AZ County of Pinal
Subscribed and sworn to before me on this 28 day of March 2017
Notary Public: [Signature]
Notary Expiration Date: 10/13/2020

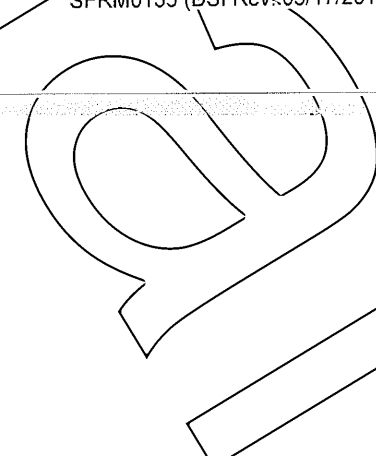


EXHIBIT "A"
Legal Description

Lot 1916, ARIZONA CITY UNIT FOUR, according to the plat of record in the office of the Pinal County Recorder, Arizona in Book 9 of Maps, Page 56.