



Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Larry J. Billinger and Christi L. Billinger  
P.O Box 43  
Glenwood Springs, CO 81602

DATE/TIME: 05/26/2017 0845

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2017-037243



## WARRANTY DEED

Escrow No. 246-5842704-(saf)

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

**Wesley A. Jacobson and Maureen C. Jacobson, husband and wife**, the GRANTOR does hereby convey to

**Larry J. Billinger and Christi L. Billinger, husband and wife**, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

See Attached Exhibit "A"

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

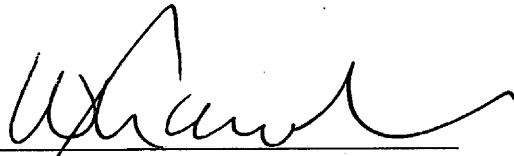
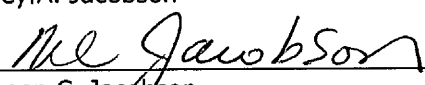
And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 246-5842704 (saf)  
A.P.N.: 211-11-271

Warranty Deed - continued

DATED: April 03, 2017

SEE ACCEPTANCE ATTACHED HERETO  
AND-BY REFERENCE MADE A PART HEREOF.

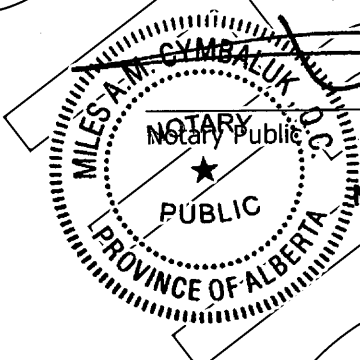
  
Wesley A. Jacobson  
  
Maureen C. Jacobson


Province  
STATE OF ALBERTA )  
County of PONOKA ) ss.

On May 12<sup>th</sup> 2017, before me, the undersigned Notary Public, personally appeared **Wesley A. Jacobson and Maureen C. Jacobson**, 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: n/a

  
MILES A.M. CYMBALUK, Q.C.  
Barrister & Solicitor

  
SIRRS LLP  
BOX 4546  
5034 - 49 Avenue  
PONOKA ALBERTA  
Canada T4J 1S1  
Phone (403) 783-6021  
Fax (403) 783-8363

### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

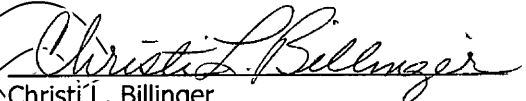
This Acceptance is to be attached to: Warranty Deed dated April 03, 2017 by and between Wesley A. Jacobson and Maureen C. Jacobson and Larry J. Billinger and Christi L. Billinger.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: April 03, 2017

  
Larry J. Billinger

  
Christi L. Billinger

STATE OF Colorado )  
County of Garfield ) ss.

On 22 May 2017, before me, the undersigned-Notary Public, personally appeared **Larry J. Billinger and Christi L. Billinger**, 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:

  
Notary Public



**EXHIBIT "A"**

LOT 82, OF ANTHEM AT MERRILL RANCH UNIT 8, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, CABINET G, SLIDE 68.

UNOFFICIAL

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 211-11-271  
 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:  
Wesley A. Jacobson and Maureen G. Jacobson  
4228 41 Street Close  
Ponoka, AB T4J 1V6

3. (a) BUYER'S NAME AND ADDRESS:  
Larry J. Billinger and Christi L. Billinger  
6914 West Saratoga Way  
Florence, AZ 85132  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
6914 West Saratoga Way  
Florence, AZ 85132

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Larry J. Billinger and Christi L. Billinger  
6914 West Saratoga Way PO Box 43  
Florence, AZ 85132 Glenwood Springs, CO  
 (b) Next tax payment due 10-2017 81602

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.

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 24 day of May 20 17  
 Notary Public Due Aragon  
 Notary Expiration Date 07.09.2018

17  
 DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**  
**PINAL COUNTY**  
**DATE/TIME: 05/26/2017 0845**  
**FEE NUMBER: 2017-037243**

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: \$ 240,000.00 00

11. DATE OF SALE (Numeric Digits): 0 4 / 1 7  
 Month/Year

12. DOWN PAYMENT \$ 240,000.00 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:  
 \$                      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):  
Larry J. Billinger and Christi L. Billinger  
6914 West Saratoga Way  
Florence, AZ 85132

18. LEGAL DESCRIPTION (attach copy if necessary):  
 See Attached Exhibit "A"

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona Colorado, County of Maricopa Garfield  
 Subscribed and sworn to before me on this 22 day of May 20 17  
 Notary Public Brandi Short  
 Notary Expiration Date October 20, 2020



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Shoreline