

FIRST ARIZONA TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:

First Arizona Title Agency, LLC

DATE/TIME: 06/02/2017 08:12

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2017-039121

AND WHEN RECORDED MAIL TO:



Escrow No. 10-174370 (BW)

COVER SHEET
DO NOT REMOVE
THIS IS A PART OF THE OFFICIAL DOCUMENT

CAPTION HEADING:
WARRANTY DEED

This document is being re-recorded solely for the purpose of correcting the Residential Buyer's Use on the Affidavit of Property Value

First Arizona Title Agency

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
Javier Cervantes
2610 S. Ohio
Caldwell, ID 83605



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 05/12/2017 1515

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-033836



$\frac{1}{2}$

WARRANTY DEED

File No. 10-174370 (BW)

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

Duane C. Craft and Gloria A. Hall-Craft, husband and wife, the GRANTOR does hereby convey to

Javier Cervantes, a married man as his sole and separate property, the GRANTEE

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

See Attached Exhibit "A" which by-reference is made a part hereof

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.: 10-174370 (BW)
A.P.N.: 501-44-0050

Warranty Deed - continued

DATED: May 12, 2017

Duane C. Craft
Duane C. Craft

Gloria A. Hall-Craft
Gloria A. Hall-Craft

STATE OF AZ)
County of Pinal)ss.
)

On May 12, 2017, before me, the undersigned Notary Public, personally appeared **Duane C. Craft and Gloria A. Hall-Craft**, 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:
Aug. 30, 2020

Crystal Jackson
Notary Public

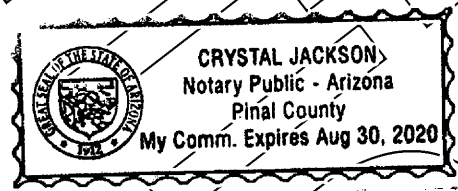


EXHIBIT "A "

Escrow No. **10-174370 (BW)**

LOT 5, OF HIDDEN VALLEY FARMETTES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 26;

TOGETHER WITH AN UNDIVIDED FRACTIONAL INTEREST IN AND TO THE WELL SITE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE NORTH 0 DEGREES 01 TIMES 55 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 408.76 FEET TO A POINT;

THENCE WEST 259.85 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 53.47 FEET TO A POINT;

THENCE WEST 50 FEET TO A POINT;

THENCE NORTH 53.47 FEET TO A POINT;

THENCE EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

FIRST ARIZONA TITLE AGENCY

PINAL COUNTY

DATE/TIME: 06/02/2017 0812

FEE NUMBER: 2017-039121

RECORDING REQUESTED BY:

First Arizona Title Agency, LLC

AND WHEN RECORDED MAIL TO:

Escrow No. 10-174370 (BW)

**COVER SHEET
DO NOT REMOVE
THIS IS A PART OF THE OFFICIAL DOCUMENT**

CAPTION HEADING:

AFFIDAVIT OF PROPERTY VALUE

This document is being re-recorded solely for the purpose of correcting the Residential Buyer's Use

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 501-44-0050
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:

Duane C. Craft and Gloria A. Hall-Craft
53000 W. Hawkins Rd.
Maricopa, AZ 85139

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

Javier Cervantes
2610 S. Ohio
Caldwell, ID 83605

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

53025 W Miller Rd.
Maricopa, AZ 85139

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

Javier Cervantes
2610 S. Ohio
Caldwell, ID 83605

(b) Next tax payment due _____

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. Agriculture
- 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 Arizona, County of PINAL

Subscribed and sworn to before me on this 12 day of May 20 17

Notary Public Brandi Diane Wallin

Notary Expiration Date 6/15/17

17

DOR FORM 82162 (04/2014)



PINAL COUNTY

DATE/TIME: 05/12/2017 1515

FEE NUMBER: 2017-033836

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: \$ 35,000.00 **00**

11. DATE OF SALE (Numeric Digits): 05 / 17 Month/Year

12. DOWN PAYMENT: \$ 35,000.00 **00**

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:

\$ 00 AND

briefly describe the Personal Property: N/A

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

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 5, HIDDEN VALLEY FARMETTES, 13/26

Signature of Buyer / Agent _____

State of Arizona, County of PINAL

Subscribed and sworn to before me on this 12 day of May 20 17

Notary Public Brandi Diane Wallin

Notary Expiration Date 6/15/17



Exhibit "A"

Real property in the City of **Maricopa**, County of **PINAL**, State of **Arizona**, described as follows:

LOT 5, OF HIDDEN VALLEY FARMETTES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 26;

TOGETHER WITH AN UNDIVIDED FRACTIONAL INTEREST IN AND TO THE WELL SITE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2-EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE NORTH 0 DEGREES 01' TIMES 55 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 408.76 FEET TO A POINT;

THENCE WEST 259.85 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 53.47 FEET TO A POINT;

THENCE WEST 50 FEET TO A POINT;

THENCE NORTH 53.47 FEET TO A POINT;

THENCE EAST 50 FEET TO THE TRUE POINT OF BEGINNING.