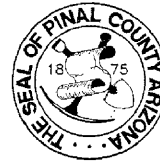


# FIRST ARIZONA TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Recording Requested by:  
First Arizona Title Agency, LLC

When recorded, mail to:  
Charles Lanphear and Dawn Lanphear  
41824 W. Cheyenne Dr.  
Maricopa, AZ 85138

DATE/TIME: 06/06/2017 1522

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-040002



## WARRANTY DEED

File No. 10-174455 (BW)

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

**William Stiefel, an unmarried man**, the GRANTOR does hereby convey to

**Charles Lanphear and Dawn Lanphear, husband and wife**, the GRANTEE

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

LOT 90, HAWTHORNE PARCEL 2-AT-GLENNWILDE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 180.

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.: 10-175075 (BW)  
A.P.N.: 512-42-4790

Warranty Deed - continued

William Stiefel  
William Stiefel

STATE OF Connecticut  
County of Middletown ) ss. Cromwell

On June 2 2017, before me, the undersigned Notary Public, personally appeared William Stiefel, 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: July 31, 2017

Daniel Cardona  
Notary Public



DANIEL CARDONA  
NOTARY PUBLIC  
STATE OF CONNECTICUT  
MY COMM. EXP 07/31/2017

*[Large diagonal watermark text: 'COPY' and 'S' visible]*

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 03/14/2016 by and between William Stiefel and Charles Lanphear and Dawn Lanphear.

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: 03/14/2016

*Charles Lanphear*  
Charles Lanphear

*Dawn Lanphear*  
Dawn Lanphear

STATE OF ARIZONA  
County of Maricopa

)  
)ss.  
)

On June 5, 2017, before me, the undersigned Notary Public, personally appeared **Charles Lanphear and Dawn Lanphear**, 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.

*Brandi Diane Wallin*  
Notary Public

My Commission Expires:

*06/15/2017*



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-40-2070 - SPLIT  
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:

William Stiefel  
113 Bartlett Hollow Rd.  
Middletown, CT 06457

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

Charles Lanphear and Dawn Lanphear  
41824 W. Cheyenne Dr.  
Maricopa, AZ 85138

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

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

41824 W Cheyenne Drive  
Maricopa, AZ 85138

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

Charles Lanphear and Dawn Lanphear  
41824 W. Cheyenne Dr.  
Maricopa, AZ 85138

(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.

**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 06/06/2017 1522

FEE NUMBER: 2017-040002

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: \$ 165,000.00 00

11. DATE OF SALE (Numeric Digits): 0 6 / 1 7 Month/Year

12. DOWN PAYMENT \$ 20,282.03 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 00  
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 90, HAWTHORNE PARCEL 2 AT GLENNWILDE (E/180)

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 6 day of June, 20 17  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona County of PINAL  
Subscribed and sworn to before me on this 6 day of June, 20 17  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

17  
DOR FORM 82162 (04/2014)  
