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OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 06/12/2017 1045  
FEE: \$17.00  
PAGES: 3  
FEE NUMBER: 2017-041229



Prepared by: )  
Brenda L Gatlin )  
17640 W. Oatman Rd. Marana, AZ. 85653 )  
After recording return to: )  
Terry A and Brenda L Gatlin )  
17640 W. Oatman Rd. Marana, AZ 85653 )  
Send tax statements to: )  
Roy Donald Tullis )  
285 N Magma Ave. Superior AZ 85173-2628 )

Above this line reserved for official use only

**Quitclaim Deed**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

On June 12, 2017, Kami Lynn Tullis-Rose, not married, of 285 N. Magma Ave. Superior, AZ 85173, (the "Grantor"), for and in consideration of the sum of \$345.07, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, as well as quitclaim, unto Terry A. and Brenda L. Gatlin, married, of 17640 W. Oatman Rd. Marana, AZ 85653, (the "Grantee") as the sole tenant, all of the following lands and property, together with all improvements located on the property in the County of Pinal, State of Arizona:

285 N. Magma Ave. Superior, AZ 85173 Lot 3 Block 2, addition to Superior Townsite according to Book of maps, page 18, records of Pinal County Arizona Book 106 map 12 parcel 014.

Tax Parcel #: 106-12-01404

Prior instrument reference: Book 106, Page 18, Document No. book of maps records of Pinal County AZ, of the Recorder of Pinal, Arizona.

The above premises are subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The property conveyed in this deed is part of the homestead of the Grantor.  
not

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances belonging on the property.

Taxes for tax year 2016 will be paid by the Grantee.

IN WITNESS WHEREOF the Grantor has executed this Quitclaim Deed on the day and year above.

Signed in the presence of:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

*Kami Lynn Tullis-Rose*  
Kami Lynn Tullis-Rose

**Grantor Acknowledgement**

STATE OF ARIZONA

COUNTY OF Pinal

On this 12th day of June, 2017, before me, Veronica M. Ortiz, a notary public in and for the State of Arizona, Kami Lynn Tullis-Rose, known to me or proven on the basis of satisfactory evidence to be the Grantor, acknowledged this Quitclaim Deed to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

Veronica M. Ortiz (SEAL)  
Notary Public for the State of Arizona



County of Pinal

My commission expires: 7-20-2020

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 106 - 12 - 014  
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? 1

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Roni Lynn Teller - Rose  
285 N. Magna Ave  
Superior AZ 85173

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

Brenda L. and Terry A. Gatlin  
17640 W. Datman Rd.  
Marana

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

If Yes, state relationship:

## 4. ADDRESS OF PROPERTY:

285 N Magna Ave  
Superior AZ 85173

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

Terry A Gatlin  
17640 W. Datman Rd.  
Marana, AZ 85653

(b) Next tax payment due \_\_\_\_\_

## 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  
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 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

COUNTY OF RECORDATION: PINAL

FEE NO:

2017-041229

RECORD DATE:

06/12/2017

## 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:

\$ 345,000

## 11. DATE OF SALE (Numeric Digits):

6 / 2017  
Month / Year

## 12. DOWN PAYMENT

\$ 00

## 13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
f. ☐ Other financing; Specify: \_\_\_\_\_ (3) ☐ FHA  
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):

Brenda L. Gatlin  
17640 W. Datman Rd.  
Marana, AZ 85653

## 18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 3 Block 2 Addition to Superior

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

Subscribed and sworn to before me on this 12th day of June 2017

Notary Public Veronica M. Ortiz

Notary Expiration Date 7-20-2020

Signature of Buyer / Agent

State of Arizona

Subscribed and sworn to before me on this 12th day of June 2017

Notary Public Veronica M. Ortiz

Notary Expiration Date 7-20-2020