



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
MAGNUS TITLE AGENCY, LLC
AND WHEN RECORDED MAIL TO:
BRANDON DAVIS AND CRISTIN DAVIS
1266 E. ELYSIAN PASS
SAN TAN VALLEY, AZ 85140

Electronically Recorded

DATE/TIME: Jun 21, 2017 10:06 AM
FEE: \$ 17.00
PAGES: 4
FEE NUMBER: 2017-043897



ESCROW NO.: 08071363 - 850 - TD2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten-Dollars, and other valuable considerations, I or we,
Kerry Black and Dawn Black, Husband and Wife
do/does hereby convey to
Brandon Davis and Cristin Davis, Husband and Wife
the following real property situated in Pinal County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

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.
And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

SELLERS:

Kerry Black

Dawn Black

State of ARIZONA } ss:
County of ~~Pinal~~ Maricopa

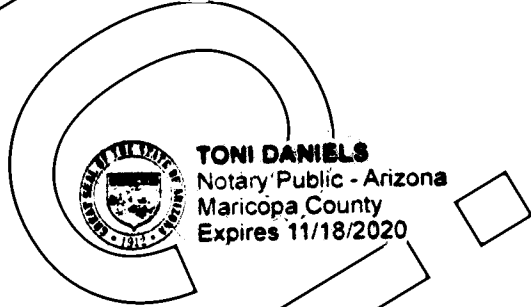
On June 20, 2017, before me,
The Undersigned

FOR NOTARY SEAL OR
STAMP

a Notary Public in and for said County and State, personally
appeared Kerry Black and Dawn Black
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.

Signature _____



VCLCLPKG

Exhibit A

Lot 67, of SAN TAN RANCHES UNIT 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 10;

EXCEPTING THEREFROM all coal and other mineral deposits as reserved in United States Patent.

DRAFT

Acceptance of Community Property with Right of Survivorship

Brandon Davis and Cristin Davis, Husband and Wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated 6/14/2017 , and executed by Kerry Black and Dawn Black,,as Grantors, to Brandon Davis and Cristin Davis, as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

June 14, 2017

BUYERS:



 Brandon Davis



 Cristin Davis

State of ARIZONA } ss:
 County of ~~Pinal~~ Maricopa

On June 14, 2017 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Brandon Davis and Cristin Davis, 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.



TONI DANIELS
 Notary Public - Arizona
 Maricopa County
 Expires 11/18/2020

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Exhibit A

Lot 67, of SAN TAN RANCHES UNIT 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 10;

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MAGNUS
TITLE
AGENCY
LLC

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-06-0710
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? N/A

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Kerry Black
18466 E. Cattle Dr.
Queen Creek, AZ 85142

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

Brandon Davis
1266 E. Elysian Pass
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

34610 N. Wagon Wheel Rd
Queen Creek, AZ 85142

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

Brandon Davis
1266 E. Elysian Pass
San Tan Valley, AZ 85140

(b) Next tax payment due October 1, 2017

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. Agricultural
- 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

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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: OPWROS

10. SALE PRICE: \$ 175,000.00

11. DATE OF SALE (Numeric Digits): 06 / 2017
Month / Year

12. DOWN PAYMENT \$ 117,000.00

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: Private Loan

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:

\$ 0 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:

N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address):

Magnus Title Agency LC
3200 N. Central Ave., Suite 950
Phoenix, AZ 85012


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 _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 20 day of June 2017
 Notary Public _____
 Notary Expiration Date 11-18-20

Signature of Buyer / Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 16 day of June 2017
 Notary Public _____
 Notary Expiration Date 11-18-20

 **TONI DANIELS**
 Notary Public - Arizona
 Maricopa County
 Expires 11/18/2020

 **TONI DANIELS**
 Notary Public - Arizona
 Maricopa County
 Expires 11/18/2020

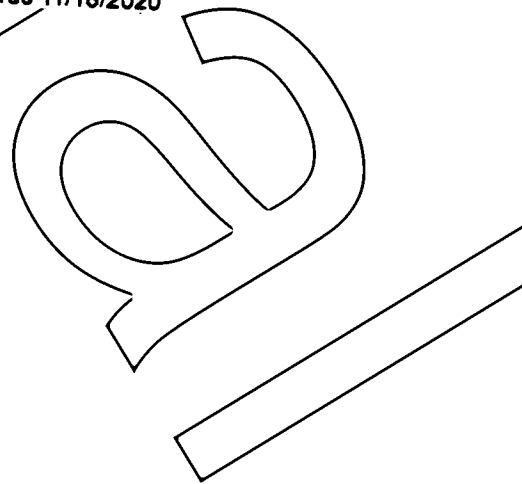


EXHIBIT "A"
Legal Description

Lot 67, of SAN TAN RANCHES UNIT 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 10;

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BOOK 15 PAGE 10