



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

**RECORDING REQUESTED BY:**

Fidelity National Title Agency, Inc.

**AND WHEN RECORDED MAIL TO:**

**Rebekkah Stakebake**

**James Stakebake**

**391 TimberRidge Loop**

**Show Low, AZ 85901**

**ESCROW NO.: 21007458-021-MAR**

DATE/TIME: 06/30/2017 1556

FEE: \$17.00

PAGES: 5

FEE NUMBER: 2017-046912



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration,

**Isaac Morgan, A Married Man as his Sole and Separate Property**

("Grantor") conveys to

**Rebekkah Stakebake and James Stakebake, Wife and Husband**

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Wdeed

Escrow No.: 21007458-021-MAR

Warranty Deed...Continued

Page 2

Dated: June 6, 2017

**Grantor(s):**

**SELLER:**

Isaac Morgan

**NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED**

State of Colorado

County of Adams

} ss:

The foregoing document was acknowledged before me this 7 day of June, 2017  
by Isaac Morgan

(Seal)

My commission expires: 8/5/19

*SP*  
Notary Public

S. SNYDER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2002402007  
My Commission Expires August 5, 2019

Wdeed

Escrow No.: 21007458-021-MAR

**EXHIBIT "A"**  
**Legal Description**

LOT 157, WAYNE RANCH, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE  
38 RECORDS OF PINAL COUNTY, ARIZONA.

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

**James Stakebake and Rebekkah Stakebake, Husband and Wife**, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated June 6, 2017, and executed by **Isaac Morgan, A Married Man as his Sole and Separate Property** as Grantors, to **James Stakebake and Rebekkah Stakebake, Husband and Wife** as Grantees, and which conveys the real property described as:

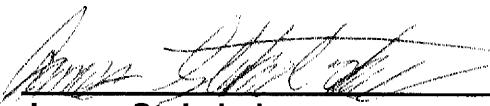
**See Exhibit A attached hereto and made a part hereof.**

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right-of-survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: June 29, 2017

**GRANTEES:**

  
James Stakebake

  
Rebekkah Stakebake

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH  
RIGHT OF SURVIVORSHIP "DEED"**

State of Arizona } ss:  
County of Maricopa

The foregoing document was acknowledged before me this 30<sup>th</sup> day of June, 2017  
by James Stakebake and Rebekkah Stakebake

(Seal)

My commission expires: 2/4/21

  
Notary Public

Notary Public State of Arizona  
Maricopa County  
Juan Castro  
My Commission Expires 02/06/2021

Escrow No.: 21007458-021-MAR

**EXHIBIT "A"**  
**Legal Description**

LOT 157, WAYNE RANCH, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 38 RECORDS OF PINAL COUNTY, ARIZONA.

**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel: 109-26-157

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

## 2. SELLER'S NAME AND ADDRESS:

Isaac Morgan  
6940 Steeple Ct  
Parker, CO 80134

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

Rebekkah Stakebake  
391 TimberRidge Loop  
Show Low, AZ 85901

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

## 4. ADDRESS OF PROPERTY:

1409 E. Harvest Rd.  
San Tan Valley, AZ 85140

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

Rebekkah Stakebake  
1409 E. Harvest Rd.  
San Tan Valley, AZ 85140

(b) Next tax payment due 10/1/17

## 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- Vacant Land
- Single Family Residence
- Condo or Townhouse
- 2-4 Plex
- Apartment Building
- Commercial or Industrial Use
- Agricultural
- Mobile or Manufactured Home
- Affixed
- Not Affixed
- 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:

- To be used as a primary residence.
- To be rented to someone other than a "qualified family member."
- 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 \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

## FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/30/2017 1556

FEE NUMBER: 2017-046912

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: \$ 202,000.00

11. DATE OF SALE (Numeric Digits): 05 / 2017  
Month / Year

12. DOWN PAYMENT \$ 3059

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:  
 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: NA

## 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):  
Rebekkah Stakebake  
1409 E. Harvest Rd.

San Tan Valley, AZ 85140  
Phone: \_\_\_\_\_

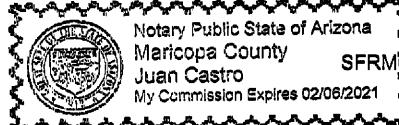
## 18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent

State of Arizona, County of MaricopaSubscribed and sworn to before me on this 31 day of June 20 17

Notary Public \_\_\_\_\_

Notary Expiration Date 2/6/21

Notary Public State of Arizona

Maricopa County

Juan Castro

My Commission Expires 02/06/2021

SFRM 0135 (DSI Rev. 05/17/2014)

**EXHIBIT "A"**  
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PINAL COUNTY, ARIZONA.

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

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 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? **NA**

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

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### 2. SELLER'S NAME AND ADDRESS:

**Isaac Morgan**  
**6940 Steeple Ct**  
**Parker, CO 80134**

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

**Rebekkah Stakebake**  
**391 TimberRidge Loop**  
**Show Low, AZ 85901**

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

### 4. ADDRESS OF PROPERTY:

**1409 E. Harvest Rd.**  
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### 5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

**Rebekkah Stakebake**  
**1409 E. Harvest Rd.**  
**San Tan Valley, AZ 85140**

(b) Next tax payment due **10/1/17**

### 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> Apartment Building	□ Affixed    □ Not Affixed

### 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.
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THE UNDERSIGNED BEING DULY SWEORN, 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 **Colorado**, County of **Douglas**

Subscribed and sworn to before me on this **1** day of **June**, **2017**

Notary Public **John**

Notary Expiration Date **8/15/19**

### FOR RECORDER'S USE ONLY

### 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. <input checked="" type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other: _____

10. SALE PRICE: \$ **202,000.00**

11. DATE OF SALE (Numeric Digits): **06/12/2017**

Month / Year

12. DOWN PAYMENT \$ **3259**

### 13. METHOD OF FINANCING:

a. <input type="checkbox"/> Cash (100% of Sale Price)	e. <input checked="" type="checkbox"/> New loan(s) from financial institution: (1) <input type="checkbox"/> Conventional (2) <input type="checkbox"/> VA (3) <input checked="" type="checkbox"/> FHA
b. <input type="checkbox"/> Barter or trade	f. <input type="checkbox"/> Other financing; Specify: _____
c. <input type="checkbox"/> Assumption of existing loan(s)	d. <input type="checkbox"/> Seller Loan (Carryback)

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Phone: \_\_\_\_\_

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

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Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

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