

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

DATE/TIME: 06/30/2017 1556

FEE: \$17.00

PAGES: 5

FEE NUMBER: 2017-046912



ESCROW NO.: 21007458-021-MAR

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.

Dated: June 6, 2017

Grantor(s):

SELLER:

Isaac Morgan

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

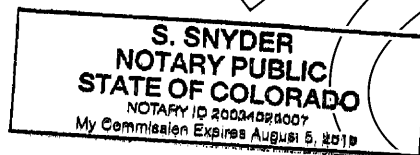
State of Colorado } ss:  
County of Denver

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

(Seal)

My commission expires: 8/5/19

[Signature]  
Notary Public



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.

ESCROW NO.: 21007458 021 MAR

**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:

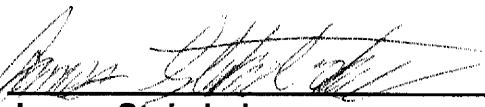
**See Exhibit A attached hereto and made a part hereof.**

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"**

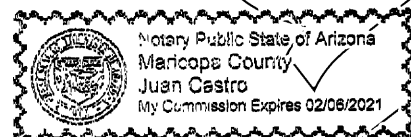
State of Arizona  
County of Maricopa } ss:

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: 2/6/21

  
Notary Public



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? NA

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**

- a. ☒ Vacant Land f. ☐ Commercial or Industrial Use  
 b. ☒ Single Family Residence g. ☐ Agricultural  
 c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home  
     ☐ Affixed ☐ Not Affixed  
 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 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 a 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: 06/30/2017 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):** 06 / 2017  
 Month / Year

**12. DOWN PAYMENT** \$ 3659

**13. METHOD OF FINANCING:**

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

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 \_\_\_\_\_

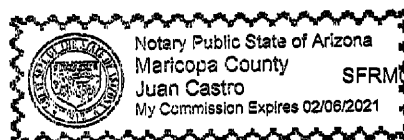
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30 day of June 2017

Notary Public Juan Castro

Notary Expiration Date 2/6/21



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 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****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** \$ 2,59

**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:  
     (1) ☐ Conventional  
     (2) ☐ VA  
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Signature of Seller / Agent \_\_\_\_\_

State of Colorado, County of Denver

Subscribed and sworn to before me on this 7 day of June, 2017

Notary Public S. Snyder

Notary Expiration Date 8/15/19

Signature of Buyer / Agent \_\_\_\_\_

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

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

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

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

**S. SNYDER**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**

NOTARY ID 20034028007  
 My Commission Expires August 8, 2019



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