



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

FIRST ARIZONA TITLE AGENCY

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
Robert Wyatt
36188 W. Marin Ave.
Maricopa, AZ 85138

DATE/TIME: 07/21/2017 1637
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2017-052244



WARRANTY DEED

File No. 10-175208 (BW)

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

Robert E. Albert and Linda M. Albert, husband and wife, the GRANTOR does hereby convey to

Robert Wyatt, a married man as his sole and separate property, the GRANTEE

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

LOT 25, OF TORTOSA-NW PARCEL 12, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 99 AND CERTIFICATES OF CORRECTION RECORDED AS 2005-018363 OF OFFICIAL RECORDS AND AS 2005-062202 OF OFFICIAL RECORDS.

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.: 10-175208 (BW)
A.P.N.: 502-53-2710

Warranty Deed - continued

DATED: July 17, 2017

Robert E. Albert
Robert E. Albert

Linda M. Albert
Linda M. Albert

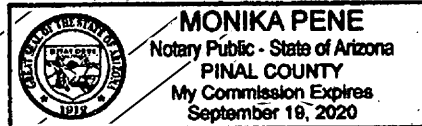
STATE OF AZ)
County of Pinal)ss.
)

On July 17, 2017, before me, the undersigned Notary Public, personally appeared **Robert E. Albert and Linda M. Albert**, 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: 9/19/20

Monika Pene
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-53-2710
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:

Robert E. Albert and Linda M. Albert
36188 W. Marin Ave.
Maricopa, AZ 85138

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

Robert Wyatt
15033 W. Elko Dr.
Surprise, AZ 85374

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

36188 W. Marin Ave.
Maricopa, AZ 85138

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

Robert Wyatt
36188 W. Marin Ave.
Maricopa, AZ 85138

(b) Next tax payment due 10/17

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:

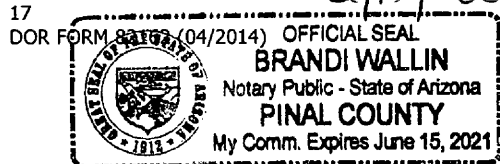
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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.

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 [Signature]
State of Arizona County of Pinal
Subscribed and sworn to before me on this 21 day of July 20 17
Notary Public [Signature]
Notary Expiration Date 01/15/2021



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/21/2017 1637

FEE NUMBER: 2017-052244

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: \$ 189,900.00 **00**

11. DATE OF SALE (Numeric Digits): 07/17 / 17 Month/Year

12. DOWN PAYMENT: \$ 500.00 **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

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 25, Block , of TORTOSA-NW PARCEL 12 (Cabinet E / Slide 99)

Signature of Buyer / Agent [Signature]
State of Arizona County of Pinal
Subscribed and sworn to before me on this 21 day of July 20 17
Notary Public [Signature]
Notary Expiration Date 01/15/2021

