



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

Electronically Recorded

DATE/TIME: Aug 10, 2017 3:42 PM
FEE: \$ 17.00
PAGES: 2
FEE NUMBER: 2017-057289



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Cynthia María Zepeda
4618 West South Butte Road
San Tan Valley, AZ 85142

WARRANTY DEED

File No. 214-5859740 (BO)

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

Francis Hinchey, a married woman, the GRANTOR does hereby convey to

Cynthia Maria Zepeda, an unmarried woman, the GRANTEE

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

LOT 14, OF SAN TAN HEIGHTS PARCEL C-11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 24.

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.: 214-5859740 (BO)
A.P.N.: 516-01-4990 1

Warranty Deed - continued

DATED: July 31, 2017


Francis Hinchey

STATE OF AZ)
County of Maricopa)ss.
)

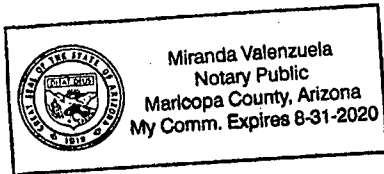
On August 2, 2017, before me, the undersigned Notary Public, personally appeared **Francis Hinchey**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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:

08/31/2020


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 516-01-4990 1
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:

Francis Hinchey
4618 W. South Butte Rd
San Tan Valley, AZ 85142

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

Cynthia Maria Zepeda
4618 West South Butte Road
San Tan Valley, AZ 85142

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

4618 West South Butte Road
San Tan Valley, AZ 85142

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

Cynthia Maria Zepeda
4618 West South Butte Road
San Tan Valley, AZ 85142

(b) Next tax payment due 10/01/2017

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. 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 _____

State of Arizona _____, County of Maricopa

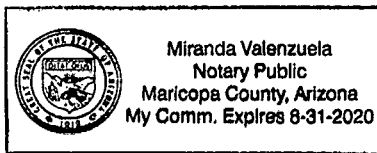
Subscribed and sworn to before me on this 10 day of August 20 17

Notary Public [Signature]

Notary Expiration Date 08/31/2020

17

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 08/10/2017 3:42 PM

FEE NUMBER: 2017-057289_AOPV

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: \$ 219,000.00 **00**

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

12. DOWN PAYMENT \$ 10,950 **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: \$ 0.00 **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):

Cynthia Maria Zepeda
4618 West South Butte Road
San Tan Valley, AZ 85142

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 14, OF SAN TAN HEIGHTS PARCEL C-11 (G/24)

Signature of Buyer / Agent _____

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 10 day of August 20 17

Notary Public [Signature]

Notary Expiration Date 1-29-2019

