

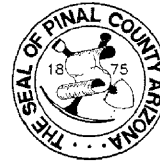
RECORDING REQUESTED BY

Premier Title Agency

Escrow Number: A-101357-AF

**WHEN RECORDED MAIL TO**

Lacey E Hoffman and Lorna R Mannon  
1492 East Heather Drive  
San Tan Valley, AZ 85140



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 09/19/2017 1434

FEE: \$17.00

PAGES: 5

FEE NUMBER: 2017-067617



A.P.N.: 109-29-4080

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**Scott Green and Donita Green, husband and wife, as community property with right of survivorship**

Do/does hereby convey to

**Lacey E Hoffman, a single woman, and Lorna R Mannon, an unmarried woman, as joint tenants with right of survivorship**

The following real property situated in Pinal County, Arizona

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION**

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.

Dated: August 30, 2017

A handwritten signature of Scott Green in black ink.

Scott Green

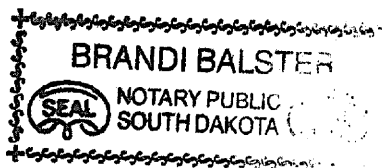
A handwritten signature of Donita Green in black ink.

Donita Green

State of SD )  
County of Minnehaha )

On this 1st day of September, 2017, before me personally appeared Scott Green, <sup>and Donita Green</sup> whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Brandi Balster  
Notary Public Expires 8-19-22



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 69, of PECAN CREEK - NORTH PARCEL 8, according to Cabinet D, Slide 141, records of Pinal County, Arizona.

## ACCEPTANCE OF JOINT TENANCY

STATE OF Arizona

County of Pinal

)  
) ss.  
)

Lacey E Hoffman\* and Lorna R-Mannon, an unmarried woman, 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, Mortgagees, Beneficiaries named in that certain Warranty Deed which is dated 8/29/2017 and executed by Scott Green and Donita Green, husband and wife as Grantor, Mortgagor or Trustor to Lacey E Hoffman\* and Lorna R Mannon, an unmarried woman as Grantee, Mortgagee or Beneficiary and which instrument concerns the following described property:

Lot 69, of PECAN CREEK - NORTH PARCEL-8, according to Cabinet D, Slide 141, records of Pinal County, Arizona.

THAT the interests of the undersigned are being taken by them as Joint Tenants with right of survivorship. THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, not as tenants in common and not as community property but as Joint Tenants with right of survivorship.

Dated this 18 day of September, 2017.

*Lacey E Hoffman*

Lacey E. Hoffman

*Lorna R Mannon by Lacey E Hoffman as attorney in fact*

Lorna R. Mannon by Lacey E. Hoffman, as Attorney in fact

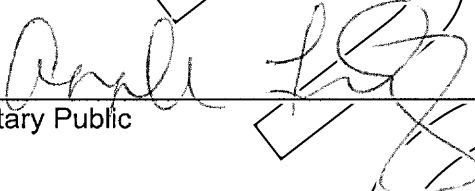
\* a single woman

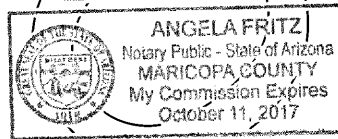
State of Arizona

County of Pinal

)  
)  
)

On this 18 day of September, 2017, before me personally appeared Lacey E. Hoffman, Individually and as Attorney in fact for Lorna R. Mannon, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

  
Notary Public



# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 109-29-4080

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 (no more than four):

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

## 2. SELLER'S NAME AND ADDRESS:

Scott Green and Donita Green

4722 S Emery

Mesa, AZ 85212

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

Lacey E Hoffman and Lorna R Mannon

2406 S Cottonwood Drive

Tempe, AZ 85282

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

If Yes, state relationship: \_\_\_\_\_

## 4. ADDRESS OF PROPERTY:

1492 East Heather Drive, San Tan Valley, AZ 85140

## 5. MAIL TAX BILL TO:

1492 East Heather Drive

San Tan Valley, AZ 85140

## 6. PROPERTY TYPE (for Primary Parcel):

(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  
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:

- ☒ To be used as a primary residence. ☐ Owner occupied, not a primary residence.  
☐ To be rented to someone other than "family member."

See reverse side for definition of a "primary residence" or "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.

## 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: \_\_\_\_\_

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.

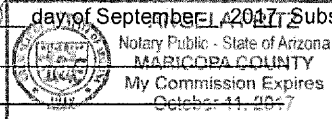
Signature of Seller/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this \_\_\_\_\_ day of September, 2017.

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

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



PINAL COUNTY

DATE/TIME: 09/19/2017 1434

FEE NUMBER: 2017-067617

## 10. SALE PRICE:

\$240,000.00

11. DATE OF SALE (Numeric Digits): 09 / 2017  
Month Year

12. DOWN PAYMENT: \$103,063.00 \$85,000.00

13. METHOD OF FINANCING: e. ☒ New loan(s) from financial institution:  
a. ☐ Cash (100% of Sale Price) (1) ☒ Conventional  
b. ☐ Exchange or trade (2) ☐ VA  
c. ☐ Assumption of existing loan(s) (3) ☐ FHA  
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% 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: \_\_\_\_\_

## 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% or more? Yes ☐ No ☒

If Yes, briefly describe the solar/energy efficient components: \_\_\_\_\_

## 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Premier Title Agency

3100 W. Ray Road, Suite 201

Chandler, AZ 85226

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

See Exhibit "A" attached hereto and made a part hereof

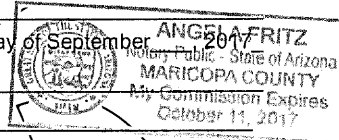
Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this \_\_\_\_\_ day of September, 2017.

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

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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 69, of PECAN CREEK - NORTH PARCEL 8, according to Cabinet D, Slide 141, records of Pinal County, Arizona.

109-29-4080

