



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
DRIGGS TITLE AGENCY, INC.  
WHEN RECORDED MAIL TO:  
CASSY SKOUSEN AND BRANDON  
READETTE  
2847 E. ERIE CT.  
GILBERT, AZ 85295

DATE/TIME: 11/03/2017 1233  
FEE: \$17.00  
PAGES: 4  
FEE NUMBER: 2017-080867



ESCROW NO. 17-09-126446ED <sup>1/2</sup>

## Warranty Deed

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

KARL D. OSTERLOH II and MARLAINE OSTERLOH, husband and wife as Community Property  
with Right of Survivorship  
as GRANTOR(s)

do/does hereby convey to

CASSY SKOUSEN, an unmarried woman and BRANDON READETTE, an unmarried man  
as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

Lot 035, of SAN TAN HEIGHTS PARCEL L, according to the plat of record in the office of the County  
Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 6.

APN: 509-02-7050

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

Acceptance is attached hereto and made a part herewith.

Dated: November 02, 2017

# Warranty Deed

Escrow No. 17-09-126446ED  
APN #: 509-02-7050

Grantor(s):

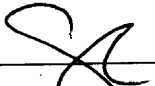
  
KARL D. OSTERLOH II

  
MARLAINA OSTERLOH

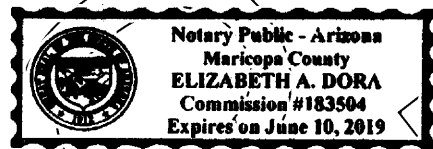
State of ARIZONA } ss:

County of PINAL } ss:  
*Maricopa*

On November 2, 2017, before me the undersigned, personally appeared KARL D. OSTERLOH II and MARLAINA OSTERLOH 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.

Signature 

My Commission Expires June 10 2019



# Acceptance of Joint Tenancy With Right of Survivorship

CASSY SKOUSEN, an unmarried woman and BRANDON READETTE, an unmarried man each being duly sworn, upon oath for himself or herself and jointly, but not one for the other deposes and says; That I am one of the Grantee(s) named in that certain Deed attached hereto and which is dated November 02, 2017 and executed by Seller, KARL D. OSTERLOH II and MARLAINA OSTERLOH, as Grantor(s), to CASSY SKOUSEN and BRANDON READETTE, as Grantee(s) and which conveys certain premises described as:

**SEE EXHIBIT "A" ATTACHED**

The Grantee(s) named therein are not as Tenants in Common not as Community Property Estate and Not as Community Property with Right of Survivorship but as Joint Tenants with Right of Survivorship.

That each of us individually and jointly as Grantee(s) hereby asserts and affirms that it is our intention to accept said conveyance as such Joint Tenants with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Joint Tenants with Right of Survivorship.

THAT the interests of the undersigned are being taken by them as Joint Tenants with the 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 the right of survivorship.

Dated November 02, 2017



CASSY SKOUSEN



BRANDON READETTE

State of ARIZONA } ss:

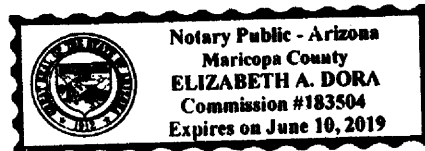
County of ~~PINAL~~ } ss:

*Maricopa*

On November 2, 2017, before me the undersigned, personally appeared CASSY SKOUSEN and BRANDON READETTE 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.

Signature 

My Commission Expires June 10, 2019



**Exhibit "A"**

Lot 035, of SAN TAN HEIGHTS PARCEL L, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 6.

APN: 509-02-7050

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**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
Primary Parcel: 509-02-7050  
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

**FOR RECORDER'S USE ONLY**  
  
PINAL COUNTY  
DATE/TIME: 11/03/2017 1233  
FEE NUMBER: 2017-080867

2. Sellers Name and Address  
KARL D. OSTERLOH II and MARLAINA OSTERLOH  
3323 W. WHITE CANYON RD.  
SAN TAN VALLEY AZ 85142

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 Tenacy Deed: f.  Other:

3. (a) Buyers Name and Address  
CASSY SKOUSEN and BRANDON READETTE  
2847 E. ERIE CT.  
GILBERT AZ 85295  
(b) Are the Buyer and Seller related? Yes  No   
If yes state relationship

10. SALES PRICE	<u>\$252,000.00</u>
11. DATE OF SALE (Numeric Digits):	<u>11 / 17</u>
12. DOWN PAYMENT	<u>\$500.00</u>

4. ADDRESS OF PROPERTY:  
3323 W. WHITE CANYON RD.  
SAN TAN VALLEY AZ 85142

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price): b.  Barter or trade:  
c.  Assumption of existing loan d.  Seller Loan (Carryback):  
(s):  
e.  New loan(s) from financial institution:  
(1)  Conventional (2)  FHA (3)  VA  
f.  Other financing; Specify:

5. (a) MAIL TAX BILL TO:  
CASSY SKOUSEN  
3323 Wwhite Canyon Rd  
San Tan Valley, AZ 85142

(b) Next tax payment due March 2018

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: \$  
briefly describe the Personal Property: N/A

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
a.  Vacant Land: f.  Commercial/Industrial:  
b.  Single Family Residence: g.  Agricultural:  
c.  Condo or Townhouse: h.  Mobile or Manufactured Home:  
d.  2-4 Plex:  Affixed  Not Affixed  
e.  Apartment Building: i.  Other Use; Specify:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:  
N/A

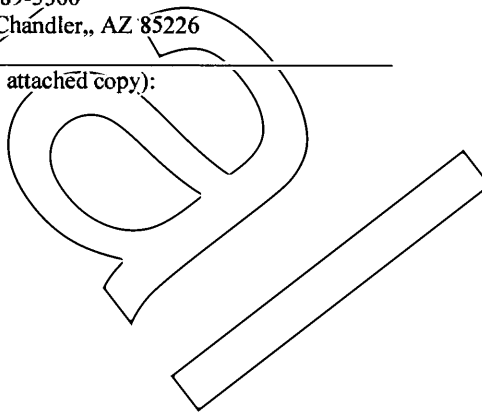
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:  
 To be used as a primary residence.  
 To be rented to someone other than a "qualified family member."  
 Owner occupied not a primary residence.  
See reverse side for definition of a "primary residence, secondary residence" and "family member"

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Driggs Title Agency, Inc. - 602-589-5300  
3075 West Ray Road, Suite 107 Chandler, AZ 85226

18. LEGAL DESCRIPTION (see attached copy):



Notary Page for Affidavit of Property Value

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 of Buyer/Agent

State of AZ, County of Maricopa

State of AZ, County of Maricopa

Subscribed and sworn to before me this 2 day of Nov. 2017

Subscribed and sworn to before me this 3 day of Nov. 2017

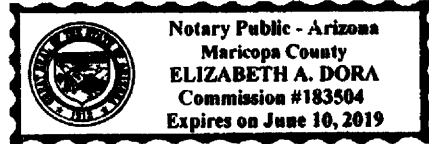
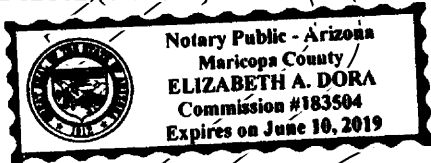
Notary Public

Notary Public

Notary Expiration Date June 10, 2019

Notary Expiration Date June 10, 2019

DOR FORM 82162, (04/2014)



DUPLICATE

**Legal Description**

Lot 035, of SAN TAN HEIGHTS PARCEL L, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 6.

APN: 509-02-7050

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