



DATE/TIME: 11/15/2017 0909

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2017-083394



Recording Requested by:
Clear Title Agency, of Arizona, LLC

When recorded mail to:
Rachael A Vance and Ronny J Vance
18463 E Azul Court
Gold Canyon, AZ 85118

WARRANTY DEED

File No. 75-529870 (TG)

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

Stephen Dangler and Mary Beth Dangler, husband and wife, the GRANTOR does hereby convey to

Rachael A Vance and Ronny J Vance, wife and husband, the GRANTEE

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

See Exhibit "A" attached hereto and by reference made a part hereof.

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.

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated November 09, 2017 by and between Stephen Dangler and Mary Beth Dangler and Rachael A Vance and Ronny J Vance.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: November 09, 2017

Rachael A Vance
Rachael A Vance

Ronny J Vance
Ronny J Vance

STATE OF ~~ARIZONA~~ TEXAS

County of Comal

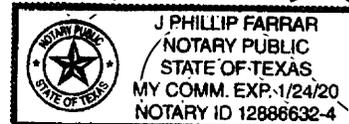
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On 11-10, 2017, before me, the undersigned Notary Public, personally appeared **Rachael A Vance and Ronny J Vance**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed 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.

J Phillip Farrar

My Commission Expires: 24 January 2020 Notary Public



File No.: 75-529870 (TG)
A.P.N.: 104-17-079

Warranty Deed - continued

EXHIBIT "A"

LOT 40, ENTRADA DEL ORO UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 171 AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 2008-031623, OF OFFICIAL RECORDS;

EXCEPT ALL MINERALS AS RESERVED BY THE UNITED STATES OF AMERICA, AS DISCLOSED IN THE PATENT FROM THE STATE OF ARIZONA, AS TO A PORTION; AND

EXCEPT 1/16TH OF ALL OIL, GASES AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION TOGETHER WITH ALL URANIUM AND THORIUM AS TO A PORTION; AND ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN THE ARIZONA REVISED STATUTES, AS TO A PORTION.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-17-079
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:

Stephen Dangler and Mary Beth Dangler
18463 E Azul Court
Gold Canyon, AZ 85118

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

Rachael A Vance and Ronny J Vance
18463 E Azul Court
Gold Canyon, AZ 85118

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

18463 E Azul Court
Gold Canyon, AZ 85118

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

Rachael A Vance and Ronny J Vance
18463 E Azul Court
Gold Canyon, AZ 85118

(b) Next tax payment due 04/2018

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.

Signed in Counterpart

Signature of Seller / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this day of 11 20 17

Notary Public _____

Notary Expiration Date _____

17

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 11/15/2017 0909

FEE NUMBER: 2017-083394

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: \$ 263,000.00 00

11. DATE OF SALE (Numeric Digits): 1 / 1 / 17 Month/Year

12. DOWN PAYMENT: \$ 53,000.00 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: _____

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):

Clear Title Agency of Arizona, LLC
1075 S. Idaho Rd., #106B
Apache Junction, AZ 85119
Phone (480)278-8470

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 40, ENTRADA DEL ORO UNIT 1, (E/171)

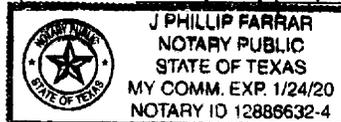
Signature of Buyer / Agent

State of Arizona TEXAS, County of Pinal DOMAL

Subscribed and sworn to before me on this 10 day of 11 20 17

Notary Public J Phillip Farrar

Notary Expiration Date 01/24/2020



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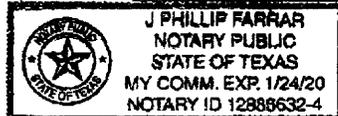
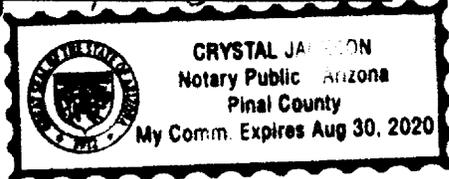
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Stephen Dangler
 Signature of Seller / Agent
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this 13 day of 11 20 17
 Notary Public Crystal Jackson
 Notary Expiration Date Aug. 30, 2020

Rachael A Vance and Ronny J Vance
 Signature of Buyer / Agent
 State of TEXAS, County of Pinal
 Subscribed and sworn to before me on this 10 day of 11 20 17
 Notary Public Phillip Farrar
 Notary Expiration Date 01/24/2020



FOR RECORDER'S USE ONLY

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