

FIRST ARIZONA TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 02/26/2018 1506

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2018-013796



Recording Requested by:  
First Arizona Title Agency, LLC

When recorded mail to:  
Camille Smith  
39921 W. Hopper Dr.  
Maricopa, AZ 85138

1/3  
WARRANTY DEED

File No. 25-181373 (SS)

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

**Melissa M. Warner and Jonathan C. Warner, wife and husband, as community property with right of survivorship**, the GRANTOR does hereby convey to

**Camille Smith, a single woman**, the GRANTEE

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

LOT 40, FINAL PLAT FOR PARCEL 24 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 131, AND AFFIDAVIT OF CORRECTION RECORDED AS FEE NO. 2007-029433, OF OFFICIAL RECORDS

EXCEPTING THEREFROM ALL MINERAL SUBSTANCES AND ASSOCIATED RIGHTS AS DESCRIBED THEREIN, AS CONVEYED TO DRH ENERGY, INC., A COLORADO CORPORATION, RECORDED JANUARY 30, 2013 AT FEE NO. 2013-007956, 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.: 25-181373 (SS)  
A.P.N.: 512-49-040

Warranty Deed - continued

DATED: February 21, 2018

Melissa M. Warner

Jonathan C. Warner

STATE OF AZ )  
County of Pinal ) ss.  
)

On February 21, 2018, before me, the undersigned Notary Public, personally appeared **Melissa M. Warner and Jonathan C. Warner**, 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 is/are 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:

6/15/2021

Brandi Wallin  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 512-49-040

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:**

Melissa M. Warner and Jonathan C. Warner  
39921 W. Hopper Dr.  
Maricopa, AZ 85138

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

Camille Smith  
1175 W. Pecos Rd., #2056  
Glendale, AZ 85224

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

If Yes, state relationship:

**4. ADDRESS OF PROPERTY:**

39921 W. Hopper Dr.  
Maricopa, AZ 85138

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

Camille Smith  
39921 W. Hopper Dr.  
Maricopa, AZ 85138

(b) Next tax payment due 03/18

**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 14th day of Feb. 20 18  
Notary Public \_\_\_\_\_  
Notary Expiration Date 10/9/2020



**FOR RECORDER'S USE ONLY**

PINAL COUNTY  
DATE/TIME: 02/26/2018 1506  
FEE NUMBER: 2018-013796

**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:** \$ 187,500.00 00

**11. DATE OF SALE (Numeric Digits):** 2 / 18  
Month/Year

**12. DOWN PAYMENT:** \$ 1,000. 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:

\$ 2 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):**

Buyer and Seller herein \_\_\_\_\_  
Phone \_\_\_\_\_

**18. LEGAL DESCRIPTION (attach copy if necessary):**

attached  
Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 14th day of Feb. 20 18  
Notary Public Marcie Jauregui  
Notary Expiration Date 05/17/2019



**MARCIE JAUREGUI**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
May 11, 2019

**Exhibit "A"**

Real property in the City of **Maricopa**, County of **Pinal**, State of **Arizona**, described as follows:

LOT 40, FINAL PLAT FOR PARCEL 24 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 131, AND AFFIDAVIT OF CORRECTION RECORDED AS FEE NO. 2007-029433, OF OFFICIAL RECORDS

EXCEPTING THEREFROM ALL MINERAL SUBSTANCES AND ASSOCIATED RIGHTS AS DESCRIBED THEREIN, AS CONVEYED TO DRH ENERGY, INC., A COLORADO CORPORATION, RECORDED JANUARY 30, 2013 AT FEE NO. 2013-007956, OF OFFICIAL RECORDS.

Maricopa Pinal