



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
Blanhue Williams and Marjory Williams
196 Deer Trail
Bruceville, TX 76630

DATE/TIME: 03/26/2018 1356
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2018-021870



ESCROW NO.: 600-110282-TS
600-110282-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

JRMA Investments, LLC, an Arizona Limited Liability Company

do/does hereby convey to

Blanhue Williams and Marjory Williams, husband and wife

the following real property situated in Pinal County, State of Arizona:

Lot 38, SADDLE CREEK RANCH, according to Cabinet D, Slide 170, record of Pinal County, Arizona.

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: March 19, 2018

Grantors:

JRMA Investments, LLC, an Arizona Limited Liability Company

BY: The Martella Living Trust, dated October 28, 2004, as Member

BY: Edward J. Martella Trustee
Edward J. Martella, Trustee

BY: Marla S. Martella TRUSTEE
Marla S. Martella, Trustee

Escrow.No.: 600-110282-TS

State of Arizona

County of

Pinal

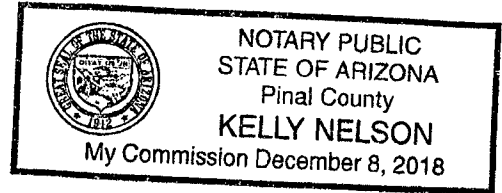
}ss:

On this 23 day of March, 2018,
before me,

The Undersigned
a Notary Public in and for said County and State, personally
appeared

Edward J. Martella and Maria S. Martella, as Trustees of the
Martella Living Trust dated October 28, 2004, Member of JRMA
Investments, LLC, an Arizona Limited Liability Company
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) of the entity upon behalf of which the
person(s) acted, executed the instrument
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP



Notary Public: _____

[Handwritten signature]

My Commission Expires: _____

[Large diagonal watermark text: 'Escrow.com']

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Blanhue Williams and Marjory Williams, husband and wife 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 named in that certain Deed attached hereto and which is dated March 19, 2018, and executed by **JRMA Investments, LLC, an Arizona Limited Liability Company** as Grantors, to **Blanhue Williams and Marjory Williams, husband and wife** as Grantees, and which conveys certain premises described as:

Lot 38, SADDLE CREEK RANCH, according to Cabinet D, Slide 170, record of Pinal County, Arizona.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: March 19, 2018

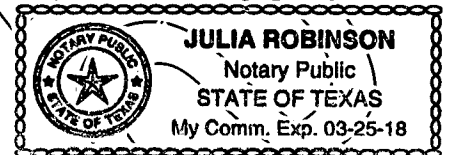
Grantee(s):

Blanhue Williams
Blanhue Williams
Marjory Williams
Marjory Williams

State of Texas)
County of McLennan)ss:

On this 22nd day of March, 2018, before me,
The Undersigned
a Notary Public in and for said County and State, personally appeared
Blanhue Williams and Marjory Williams
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.

FOR NOTARY SEAL OR STAMP



Notary Public: *Julia Robinson*
My Commission Expires: 3/25/18

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-50-1380 0
 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? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

JRMA Investments, LLC
4083 E. Meadowview Drive
Gilbert, AZ 85298

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

Blanhue Williams and Marjory Williams
196 Deer Trail
Bruceville, TX 76630

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

7086 W Mare Avenue
Coolidge, AZ 85128

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

Blanhue Williams and Marjory Williams
196 Deer Trail
Bruceville, TX 76630

(b) Next tax payment due October 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. Agricultural
- 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 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."
- To be used as a non-primary or secondary residence

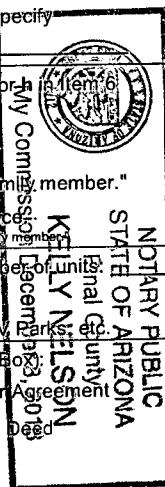
See reverse side for definition of a "primary residence", "secondary residence" or "family member."

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
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract of Agreement
- e. Quit Claim 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.

Edward M. ... Trustee
 Signature of Seller/Agent
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 23 day of March, 2018
 Notary Public _____
 Notary Expiration Date 12/31/18

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2018-021870
 RECORD DATE 03/26/2018

10. SALE PRICE \$ 36750 00

11. DATE OF SALE (Numeric Digits): 03 / 2018
 Month / Year

12. DOWN PAYMENT \$ 36750 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):

Title Security Agency, LLC
421 E. Cottonwood Lane
Casa Grande, AZ 85122
(520)426-4600

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 Pinal
 Subscribed and sworn to before me this _____ day of March, 2018
 Notary Public _____
 Notary Expiration Date _____

EXHIBIT "A"

Lot 38, SADDLE CREEK RANCH, according to Cabinet D, Slide 170, record of Pinal County, Arizona.

Handwritten text: SADDLE CREEK RANCH

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 Notary Public Julia Robinson
 Notary Expiration Date 3/25/18

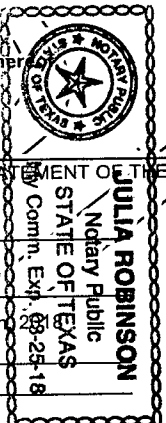


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UNOFFICIAL