

**RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY**

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Tania Reyes
992 E. Ranch Rd
Gilbert, AZ 85296



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

DATE/TIME: 04/13/2018 1357
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2018-027574



ESCROW NO.: 52180196 - 052 - MV

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,
James S Odishoo, A Married Man as-his Sole and Separate Property

("Grantor") conveys to

Tania Reyes, An Unmarried Woman

the following real property situated in Pinal County, ARIZONA:

Lot 68, of San Tan Heights Parcel C-8, according to the Plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 19.

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.

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

Dated: April 4, 2018

Grantor(s):

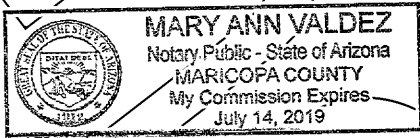
SELLER:


James S Odishoo

Wdeed

State of ARIZONA ss:
County of MARICOPA

The foregoing Warranty Deed, dated April 4, 2018 and consisting of 2 page(s), was acknowledged before me this 4th day of April, 2018, by James S Odishoo.



[Signature]
Notary Public

OFFICIALS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 516-01-256
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) _____ (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

James S Odishoo
11321 N 77th Ave
Peoria, AZ 85345

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

Tania Reyes
992 E. Ranch Rd
Gilbert, AZ 85296

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

4. ADDRESS OF PROPERTY:

4624 W Maggie Dr
Queen Creek, AZ 85142-6167

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

Tania Reyes
992 E. Ranch Rd
Gilbert, AZ 85296

(b) Next tax payment due 10/01/2018

6. PROPERTY TYPE (for Primary Parcel): NOTE: 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
 Affixed Not Affixed
- 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:

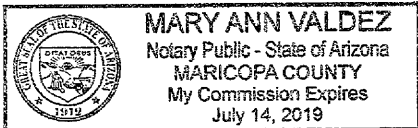
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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 09 day of April 2018
Notary Public Mary Ann Valdez
Notary Expiration Date 07-14-19



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 04/13/2018 1357

FEE NUMBER: 2018-027574

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: _____

10. SALE PRICE: \$ 211,800.00

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

12. DOWN PAYMENT \$ 3837.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- 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 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):
Buyer and Seller herein

Phone: _____

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 on this 12 day of April 2018
Notary Public Morgan Brown
Notary Expiration Date 6/5/2021

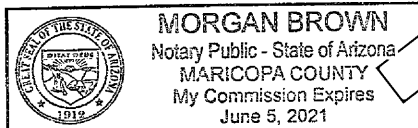


EXHIBIT "A"
Legal Description

Lot 68, of San Tan Heights Parcel C-8, according to the Plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 19.