



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Gary Richmond
40136 West Catherine Drive
Maricopa, AZ 85138

73601842-TKP

2/3

DATE/TIME: 04/23/2018 1111
FEE: \$17.00
PAGES: 1
FEE NUMBER: 2018-029729



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax-Parcel No.: 512-39-317

WARRANTY DEED

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

George Sell Tesch, A Widower do/does hereby convey to

Gary Richmond, An Unmarried Man

the following real property situated in Pinal County, Arizona:

Lot 82, of SMITH FARMS PARCEL 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 155.

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.

The Grantor warrants the title against all persons whomsoever.


DATED: April 17, 2018

George Sell Tesch

George Sell Tesch

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 18th day of April, 2018, by George Sell Tesch.

 **CHANDRA L. NUDI**
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
October 24, 2021

Chandra L. Nudi

NOTARY PUBLIC

My commission expires: October 24, 2021

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-39-317
 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:

George Sell Tesch
42502 West Candyland Place
Maricopa, AZ 85138

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

Gary Richmond
637 64th St
Springfield, OR 97478

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

4. ADDRESS OF PROPERTY:

40136 West Catherine Drive
Maricopa, AZ 85138

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

Gary Richmond
40136 West Catherine Drive
Maricopa, AZ 85138

(b) Next tax payment due 10/18

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. 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 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 definitions 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2018-029729
 RECORD DATE 04/23/2018

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: \$ 169,900.00

11. DATE OF SALE (Numeric Digits): 04 / 18
 Month / Year

12. DOWN PAYMENT \$ 0.00

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:

\$ 0 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):

Pioneer Title Agency, Inc.
1626 North Litchfield Road, Suite 140, Goodyear, AZ 85395
 Phone: (623) 536-7688

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 2 day of April 2018

Notary Public

Notary Expiration Date 5/9/2021

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 2 day of April 2018

Notary Public

Notary Expiration Date 4/9/2021

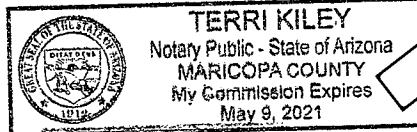
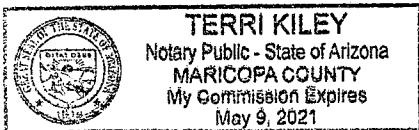


EXHIBIT "A"
Legal Description

Lot 82, of SMITH FARMS PARCEL 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 155.

SMITH FARMS