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RECORDING REQUESTED BY:

BUTLER LAW OFFICE
406 E. Southern Avenue
Tempe, AZ 85282

WHEN RECORDED MAIL TO:

BUTLER LAW OFFICE
406 E. Southern Avenue
Tempe, AZ 85282



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

DATE/TIME: 06/20/2018 1120
FEE: \$15.00
PAGES: 10
FEE NUMBER: 2018-046228



Large diagonal watermark text: 'ROSS' and 'PINAL COUNTY RECORDER'.

Cover Sheet

DO NOT REMOVE

This is part of an official document.

AFFIDAVIT FOR TRANSFER OF TITLE OF REAL PROPERTY

APR 30 2018

1 Travis R. Campbell (SBN 023896)
BUTLER LAW OFFICE
2 406 E. Southern Ave.
Tempe, AZ 85282
3 Phone: (480) 921-0626
travis@legalaz.com
4 Counsel for Applicant

5 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
6 IN AND FOR THE COUNTY OF PINAL

7 In the Matter of the Estate of
8 JAMES WILLIAM WELSH, JR,
9 Deceased.

Case No. PB201800168

AFFIDAVIT FOR TRANSFER OF TITLE
OF REAL PROPERTY

10 STATE OF ARIZONA)
11) ss.
12 COUNTY OF PINAL)

AMANDA STANFORD
REGISTRAR

13 Kathleen Welsh ("Applicant"), after first being duly sworn upon her oath and under
14 penalty of perjury, deposes and states as follows:

- 14 1. James William Welsh, Jr. ("Decedent") died on January 10, 2015. His address at
15 the time of death was 3064 E. Pinto Valley Road, San Tan Valley, Arizona. A
16 certified copy of Decedent's Certificate of Death is attached as Exhibit A.
- 17 2. I affirm that I am the surviving spouse of Decedent, who died intestate.
- 18 3. The Property is legally described as follows:

18 LOT 285, FINAL PLAT FOR UNIT ONE OF COPPER BASIN, ACCORDING
19 TO CABINET D, SLIDE 55, RECORDS OF PINAL COUNTY, ARIZONA.

20 EXCEPT ALL OIL, METALS AND MINERAL RIGHTS AND RIGHT TO
21 OTHER MATERIALS, AS PROVIDED BY ARS 37-231; AND

21 EXCEPT ALL GEOTHERMAL RESOURCES AS PROVIDED BY ARS 37-231
22 AS RESERVED IN PATENT FROM THE STATE OF ARIZONA RECORDED
23 APRIL 14, 1987 IN DOCKET 1435, PAGE 623, RECORDS OF PINAL
COUNTY, ARIZONA

APN 210-67-2850

BUTLER LAW OFFICES

406 E. SOUTHERN AVENUE
TEMPE, AZ 85282
(480) 921-0626

EXHIBIT A

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Recorded at the Request of:
LSI TITLE AGENCY TITLE NO. K839159

When Recorded mail to:

James W Welsh
3064 E Pinto Valley Rd
Queen Creek, AZ 85242

DATE/TIME: 07/02/08 1150
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2008-062790

Escrow 2478693
Title No. K839159
Asset No. ALS210734
APN: 210-67-23500

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration, I or we,
AURORA LOAN SERVICES, LLC

do hereby convey to

James W Welsh and Kathleen A. Welsh, Husband and Wife, as community property

the following real property located in Pinal County, Arizona:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

DATED: June 25, 2008 AURORA LOAN SERVICES, LLC

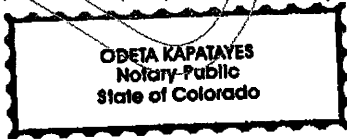
BY: [Signature]
ITS: Pamela J. Crocker, Vice President
BY: _____
ITS: _____

STATE OF Colorado }
COUNTY OF Jefferson } ss.

Date of Acknowledgement June 25, 2008

Pamela J. Crocker

Acknowledgement of
This instrument was acknowledged before me this date by the persons above-subscribed and if subscribed in a representative capacity, then for the principal named in the capacity indicated.



Odetta Kapatayes
Notary Public
My Commission Expires: 1/23/2012

NOTE: The parties are cautioned that completing and executing this document create legal rights, duties and obligations. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.
SWDLTD 7/28/95 JEH

ORDER NO: K839159

TITLE NO.: K839159

**LSI TITLE AGENCY, INC. (IL)
15661 RED HILL AVENUE, SUITE 201, TUSTIN, CALIFORNIA 92780
(949) 221-3061 • (800) 323-0165**

LEGAL DESCRIPTION

EXHIBIT "A"

LOT 285, FINAL PLAT FOR UNIT ONE OF COPPER BASIN, ACCORDING TO CABINET D, SLIDE 55, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT ALL OIL, METALS AND MINERAL RIGHTS AND RIGHT TO OTHER MATERIALS, AS PROVIDED BY ARS 37-231; AND

EXCEPT ALL GEOTHERMAL RESOURCES AS PROVIDED BY ARS 37-231 AS RESERVED IN PATENT FROM THE STATE OF ARIZONA RECORDED APRIL 14, 1987 IN DOCKET 1435, PAGE 623, RECORDS OF PINAL COUNTY, ARIZONA.

APN: 210-67-2850

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 210 - 67 - 235 - 00
BOOK MAP PARCEL SPLIT LETTER
 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 (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

9. COUNTY OF RECORDATION: PINAL
FEE NO: 2008-062790
RECORD DATE: 07/02/08

Validation Codes:
 (e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1:
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS:
AURORA LOAN SERVICES, LLC
327 South Inverness Dr.
Englewood, CO 80112

10. 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:

3. (a) BUYER'S NAME AND ADDRESS:
James W Welsh and Kathleen A Welsh, Husband and Wife
3064 E Pinto Valley Rd, Queen Creek, AZ 85242

11. SALE PRICE: \$ 104,900 00

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

12. DATE OF SALE (Numeric Digits): 06 / 08
Month Year
 (For example: 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:
3064 E Pinto Valley Rd, Queen Creek, AZ 85242

13. DOWN PAYMENT: \$ 3336.00

5. MAIL TAX BILL TO:
3064 E Pinto Valley Rd, Queen Creek, AZ 85242

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price)
 b. Exchange 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: _____

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
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND
 briefly describe the Personal Property: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be occupied by owner or "family member."
 To be rented to someone other than "family member."
 See reverse side for definition of a "family member."

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

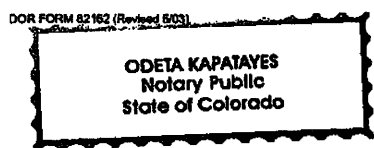
8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Integrity Escrow
10101 Slater Ave Suite 250
Fountain Valley CA 92708 Phone 800 257.7279

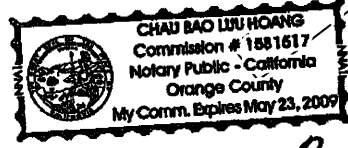
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____
 State of Colorado County of Jefferson
 Subscribed and sworn to before me on this 25th day of June 20 08
 Notary Public Odetta Kapatayes
 Notary Expiration Date 4/23/2012

Signature of Buyer/Agent _____
 State of California County of Orange
 Subscribed and sworn to before me on this 27 day of June 2008
 Notary Public Chan
 Notary Expiration Date May 23, 2009



This property was acquired through foreclosure action, therefore, Seller has no knowledge



ORDER NO: K839159

TITLE NO.: K839159

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APN: 210-67-23500

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STATE OF ARIZONA }
COUNTY OF PINAL } SS

I, AMANDA STANFORD, Clerk of the Superior Court, State of Arizona, in and for the County of Pinal, do hereby certify that I have compared the foregoing copy of a PB20170168 Affidavit of Succession and of the endorsement thereupon, with the original records of the same remaining in this office, and that the same are correct transcripts therefrom, and the whole of said original records.

Witness my hand and seal of said Court affixed.

This 4th day of May 20 18

AMANDA STANFORD, Clerk

By [Signature] Deputy Clerk