



RECORDING REQUESTED BY  
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

MAUREEN P. LAMB  
36598 W PICASSO ST.  
MARICOPA, AZ 85138

DATE/TIME: 08/24/2018 1404

FEE: \$17.00

PAGES: 1

FEE NUMBER: 2018-064106



ESCROW NO.: 01895731 - 523 - T61

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

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

**Edward F. Graham and Sonja L. Graham, husband and wife**

do/does hereby convey to

**Maureen P. Lamb, a single woman**

the following real property situated in Pinal County, ARIZONA:

**Lot 137, of Tortosa-NW Parcel 8, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 95 and Certificates of Correction recorded in Recording No. 2005-12594, in Recording No. 2005-62198 and in Recording No. 2005-159026, both of official records.**

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: July 27, 2018

Grantor(s)

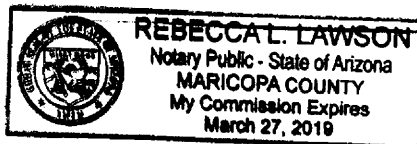
*Edward F. Graham*  
Edward F. Graham

*Sonja L. Graham*  
Sonja L. Graham

State of Arizona  
County of Maricopa *RFJ* ss:

On Aug 22, 2018 before me personally appeared Edward F. Graham and Sonja L. Graham, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



*Rebecca L. Lawson*  
Notary Public  
Commission Expires: Mar 27, 2019

**AFFIDAVIT OF PROPERTY VALUE**

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-52-6670  
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:

Edward F. Graham  
36598 W Picasso St.  
Maricopa, AZ 85138

3 (a) BUYER'S NAME AND ADDRESS:

Maureen P. Lamb  
8502 Alexandria  
Riverside, CA 92508

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

4 ADDRESS OF PROPERTY:

36598 W Picasso St.  
Maricopa, AZ 85138

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

Maureen P. Lamb  
36598 W Picasso St.  
Maricopa, AZ 85138

(b) Next tax payment due 09/2018

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 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" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: N/A  
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 08/24/2018 1404

FEE NUMBER: 2018-064106

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: \$ 194,900.00

11. DATE OF SALE (Numeric Digits): 08/2018  
Month / Year

12. DOWN PAYMENT \$ 102000.00

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: Private Loan

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: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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):

Edward F. Graham  
36598 W Picasso St. Maricopa, AZ 85138  
Phone \_\_\_\_\_

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.

Edward F. Graham  
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 22 day of Aug, 2018

Notary Public Rebecca L. Lawson

Notary Expiration Date Mar 27 2019

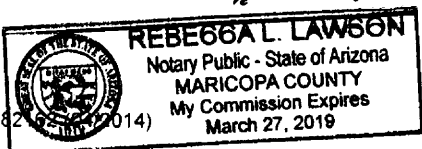
Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



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Signature of Seller / Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

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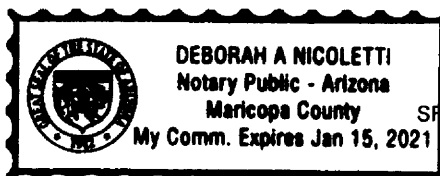
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Maureen P. Lamb  
Signature of Buyer / Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 22 day of August 2018  
Notary Public DEBORAH A NICOLETTI  
Notary Expiration Date 15 JAN 2021



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