



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recorded at the request of
Magnus Title Agency

DATE/TIME: 09/19/2018 0924

FEE: \$17.00

PAGES: 6

FEE NUMBER: 2018-070844



When recorded return to

File 08077460-820

Title of Document: Warranty Deed

This document is being re-recorded to be recorded in Pinal County, Arizona

FOR FILING

RECORDING REQUESTED BY
Magnus Title Agency, LLC

8077460-4-3-1--
Sotor

AND WHEN RECORDED MAIL TO:
Matthew Rickert and Paige Rickert
35801 N. Zachary Rd.

Queen Creek, AZ 85142

ESCROW NO.: 08077460-820-SCN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed


For the consideration of Ten Dollars, and other valuable considerations, I or we,
Jonathan Pauda and Danyell Pauda, Husband and Wife, as Community Property with Right of Survivorship
do/does hereby convey to
Matthew Rickert and Paige Rickert, Husband and Wife
the following real property situated in Pinal County, Arizona:


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. And I or we
do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated March 20, 2018

SELLERS:

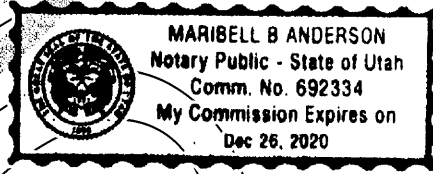

Jonathan Pauda


Danyell Pauda

State of Utah
County of Utah } ss:

FOR NOTARY SEAL OR STAMP

On March 24, 2018 before me,
The Undersigned Maribell B Anderson
a Notary Public in and for said County and State, personally
appeared Jonathan Pauda and Danyell Pauda
~~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.


Signature 

EXHIBIT "A"

Legal Description

Lot 13, of PARCEL 13 AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 200 and Affidavit of Correction recorded in Fee No. 2006-064959 of Official Records.

EXCEPTING therefrom all coal, oil, gas, and other mineral deposits, as reserved in the patent to said land.

WARRANTY DEED

<http://recorder.maricopa.gov/reccoddata/Verifycert.aspx?id=206980> [20180237728] 5 Pages

ESCROW NO.: 08077460-820-SCN

Acceptance of Community Property with Right of Survivorship

Matthew Rickert and Paige Rickert, 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 3/20/2018 , and executed by Jonathan Pauda and Danyell Pauda, Husband and Wife, as Grantors, to Matthew Rickert and Paige Rickert, Husband and Wife, as Grantees, and which conveys certain premises described as:

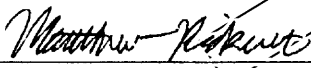

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

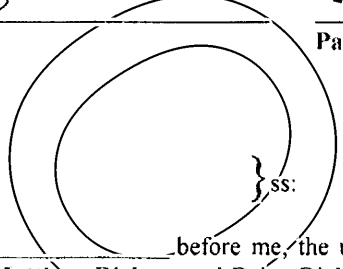
THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with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

Dated: March 20, 2018

BUYERS:

 Matthew Rickert	 Paige Rickert
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State of ARIZONA
County of Maricopa



On March 28, 2018, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Matthew Rickert and Paige Rickert, 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.

Signature 

(This area for official notarial seal)

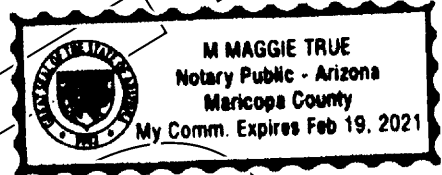


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DUPLICATE


UNOFFICIAL

20180237728
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES



The foregoing instrument is an
electronically prepared
full, true and correct copy
of the original record in this
office.

Attest: 09/18/2018 03:28:42 PM

By  Recorder

To Verify this purchase visit
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=206980>

Recorded at the request of
Magnus Title Agency

PINAL COUNTY
DATE/TIME: 09/19/2018 0924
FEE NUMBER: 2018-070844

When recorded return to

File 08077460-820

Title of Document: Affidavit of Property Value

This document is being re-recorded to be recorded in Pinal County, Arizona

FOR FILING

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES

20180237728 03/29/2018 04:56
ELECTRONIC RECORDING
SALES AFFIDAVIT
8077460-2-3-2-Y-
Sotor

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-81-1210
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:

Jonathan Pauda
750 N 1150 E
Provo, UT 84606

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

Matthew Rickert
1351 N Pleasant Dr.
Chandler, AZ 85225

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

4. ADDRESS OF PROPERTY:

35801 N. Zachary Rd.
Queen Creek, AZ 85142

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

Matthew Rickert
35801 N. Zachary Rd.
Queen Creek, AZ 85142

(b) Next tax payment due 04/2018

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" 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.

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: \$ 201,500.00

11. DATE OF SALE (Numeric Digits): 02 / 2018
Month / Year

12. DOWN PAYMENT \$ 40,300.00

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):

Magnus Title Agency LLC
3200 N. Central Ave. Suite 950
Phoenix, AZ 85012

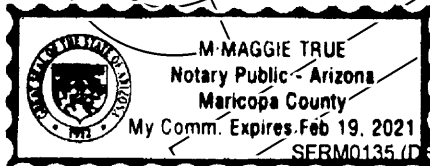
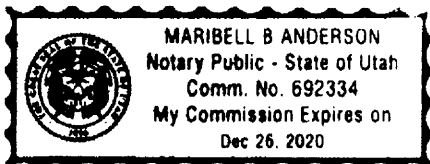
18. LEGAL DESCRIPTION (attach copy if necessary):

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 Utah, County of Utah
Subscribed and sworn to before me on this 24 day of March, 2018
Notary Public Maribell B Anderson
Notary Expiration Date Dec 26, 2020

Signature of Buyer / Agent _____
State of Arizona, County of MARICOPA
Subscribed and sworn to before me on this 28 day of March, 2018
Notary Public M Maggie True
Notary Expiration Date 19 February, 2021



DOR FORM 82162 (04/2014)

Escrow No. 08077460-820-SCN
Affidavit of Property Value...Continued

EXHIBIT "A"
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DUPLICATE

<http://recorder.maricopa.gov/reccoddata/verifycert.aspx?id=206981> [20180237728] 3 Pages


Legal Description
DOR FORM 82162 (10/2013)

SFRM0135 (DSI Rev. 3/20/2014)

20180237728

I hereby certify that this is an
electronically prepared
copy of a filed affidavit at the
Maricopa County Recorder's Office

ADRIAN FONTES, County Recorder
In and for the county of
Maricopa, state of Arizona
09/18/2018 03:29:37 PM

By  Recorder

To Verify this purchase visit
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=206981>

