



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:
Catalina Title Agency
AND WHEN RECORDED MAIL TO:
Julie Ann Blanton
21060 E. Founders Road
Red Rock, AZ 85145

DATE/TIME: 12/28/2018 0918
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2018-095569



ESCROW NO.: 600-126795-JH
900-22023

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

M. Brandon Dietrich, an unmarried man

do/does hereby convey to

Julie Ann Blanton, a single woman

the following real property situated in Pinal County, State of Arizona:

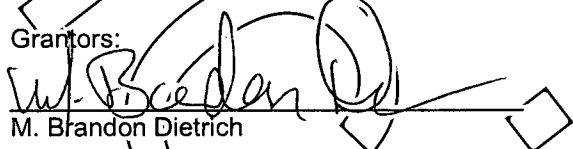
Lot 230 of RED ROCK VILLAGE I, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G. Slide 173 and corrected by Affidavit of Correction recorded in Document No. 2007-089686 and in Document No. 2007-135902.

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: December 18, 2018

Grantors:


M. Brandon Dietrich

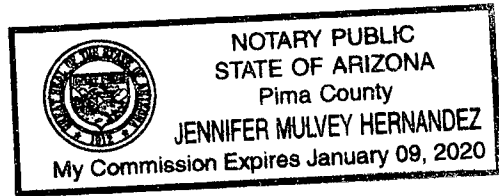
Escrow No.: 600-126795-JH

State of Arizona }ss:
County of Pima

On this 27 day of December, 2018, before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared

FOR NOTARY SEAL OR STAMP

M. Brandon Dietrich
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.



Notary Public: [Signature]

My Commission Expires: 1-9-20

[Large, faint, diagonal watermark text, possibly reading 'Pima County' or similar]

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 410-50-2200
 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? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

M. Brandon Dietrich
21131 E Founders Rd
Red Rock, AZ 85145

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

Julie Ann Blanton
101 Players Club Drive #10101
Tucson, AZ 85745

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

4. ADDRESS OF PROPERTY:

21060 E. Founders Road
Red Rock, AZ 85145

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

Julie Ann Blanton
21060 E. Founders Road
Red Rock, AZ 85145

(b) Next tax payment due 04/2019

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
- 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:

- To be used as a primary residence
- To be rented to someone other than a "qualified family member."
- 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:

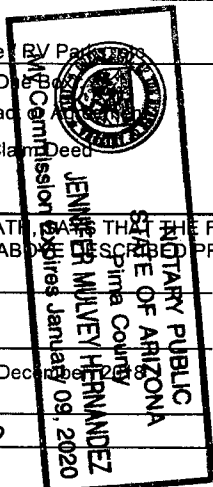
For Apartments, Motels / Hotels, Mobile Home / RV Park

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box)

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract Deed
- e. Quit Claim Deed
- f. Other: _____

THE UNDERSIGNED BEING DULY SWORN, ON OATH, DEPOSES AND 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: [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 27 day of December, 2018.
 Notary Public: [Signature]
 Notary Expiration Date: 1-9-20



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL
 FEE NO: 2018-095569
 RECORD DATE: 12/28/2018

10. SALE PRICE \$ 160000 00

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

12. DOWN PAYMENT \$ 12463 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):

Title Security Agency, LLC
190 W. Continental Road, Suite 226
Green Valley, AZ 85622
(520)625-1095

18. LEGAL DESCRIPTION (attach copy, if necessary)

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer/Agent: [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 27 day of December, 2018.
 Notary Public: [Signature]
 Notary Expiration Date: 1-9-20

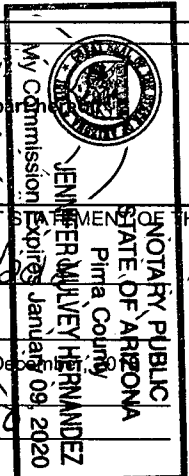


EXHIBIT "A"

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