



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

Francisco Vasquez  
1789 N Greenway Lane  
Casa Grande, AZ 85122

DATE/TIME: 09/26/2014 1123

FEE: \$14.00

PAGES: 3

FEE NUMBER: 2014-055302



ESCROW NO.: 76141016 - 076 - TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

For the consideration of Ten Dollars, and other valuable consideration,

**John J Hughmanick, as trustee of The John J Hughmanick Revocable Trust dated September 14, 2000**

("Grantor") conveys to

**Francisco Vasquez, A Widower**

the following real property situated in Pinal County, ARIZONA:

LOT 26 OF BLOCK R, TOLTEC/ARIZONA VALLEY UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE(S) 51 AND 52.

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: September 10, 2014

**Grantor(s):**

**SELLER:**

The John J Hughmanick Revocable Trust dated September 14, 2000

  
\_\_\_\_\_  
John J Hughmanick, Trustee

State of ARIZONA  
County of YAVAPAI

} SS:

Individual

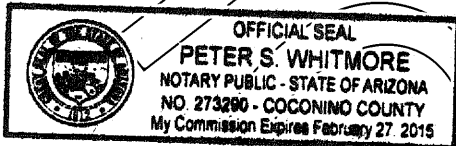
The foregoing Warranty Deed, dated September 10, 2014 and consisting of 1 page(s), was acknowledged before me this 16 day of SEPT, 2014 by

JOAN J HUGHMANICK, TRUSTEE

*[Handwritten Signature]*

Notary Public

My comm. Expires: 2-27-15



*[Large diagonal watermark text: 'ARIZONA' and 'Warranty Deed']*

DATE: September 10, 2014

ESCROW NO.: 76141016-076-TH

**TRUST DECLARATION**

**Disclosure of Beneficiaries**

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated September 14, 2000 are as follows:

Name: John J Hughmanic

Address: 115 Casitas Ct Sedona AZ 86351

Name: Piana L Hughmanick

Address: 115 Casitas Ct Sedona AZ 86351

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

By: [Signature]  
(Signature of Trustee)

\_\_\_\_\_  
(Signature of Trustee)

as Trustee (s) of The John J Hughmanick Revocable Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 404-04-0780  
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:

The John J Hughmanick Revocable Trust dated September 14, 2000  
115 Casitas Ct  
Sedona, AZ 86351

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

Francisco Vasquez  
1789 N Greenway Lane  
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

3030 W Shedd Rd  
Eloy, AZ 85131

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

Francisco Vasquez  
Same as # 4

(b) Next tax payment due Oct 2015

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:

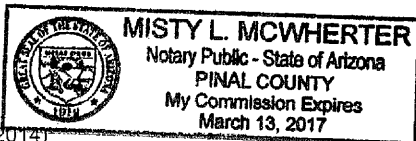
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

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.

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 Pinal  
Subscribed and sworn to before me on this 24 day of September, 2014  
Notary Public Misty L McWherter  
Notary Expiration Date 3-13-2017



**FOR RECORDER'S USE ONLY**  
  
**PINAL COUNTY**  
**DATE/TIME: 09/26/2014 1123**  
**FEE NUMBER: 2014-055302**

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: \$ 60,000.00

11. DATE OF SALE (Numeric Digits): 08 / 2014  
Month / Year

12. DOWN PAYMENT \$ 60,000.00

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: 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):  
Francisco Vasquez  
3030 W Shedd Rd Eloy AZ 85131  
Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 23 day of September, 2014  
Notary Public Misty L McWherter  
Notary Expiration Date 3-13-2017

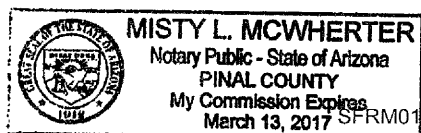


EXHIBIT "A"  
Legal Description

LOT 26 OF BLOCK R, TOLTEC/ARIZONA VALLEY UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE(S) 51 AND 52.

ARIZONA