

FIRST ARIZONA TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested by:
First Arizona Title Agency

When recorded mail to:
Troy A. Fortner and Amanda L. Fortner
20282 N Stonebluff Road
Maricopa, AZ 85139

DATE/TIME: 08/17/2015 1554

FEE: \$20.00

PAGES: 4

FEE NUMBER: 2015-053357



WARRANTY DEED

File No. 10-154892 (MP)

For the consideration of TEN AND NO/100-DOLLARS, and other valuable considerations, I or we,

Martha Sue Jones and Stanley Richard Sloan, as Trustees of the Martha Sue Jones and Stanley Richard Sloan Revocable Trust, dated July 15, 2008, the GRANTOR does hereby convey to

Troy A. Fortner and Amanda L. Fortner, husband and wife, the GRANTEE

the following described real property situate in Pinal County, Arizona:

The East 965 feet of the North half of the Northeast quarter of the Southwest quarter of Section 21, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the East 660 feet; and

Except the North 440 feet.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

IN COMPLIANCE WITH ARS 33-404, THE NAME AND ADDRESS OF THE BENEFICIARIES FOR ABOVE REFERENCED TRUST ARE AS NOTED ON BENEFICIARY DISCLOSURE ATTACHED HERETO.

DATED: August 14, 2015

File No.: 10-154892 (MP)
A.P.N.: 510-75-03103

Warranty Deed - continued

Martha Sue Jones and Stanley Richard
Sloan Revocable Trust

Martha Sue Jones
Martha Sue Jones, Trustee

Stanley R Sloan
Stanley Richard Sloan, Trustee

STATE OF Arizona)
County of Pinal) ss.

On August 14, 2015, before me, the undersigned Notary Public, personally appeared Martha Sue Jones and Stanley Richard Sloan, as Trustees of Martha Sue Jones and Stanley Richard Sloan Revocable Trust, 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.

Brandi Diane Wallin
Notary Public

My Commission Expires:
6/15/2017



BENEFICIARY DISCLOSURE

First Arizona Title Agency
21300 N. John Wayne Parkway, Suite 102
Maricopa, AZ 85139

RE: Escrow No. 10-154892

The undersigned, being the Trustee(s) of the **MARTHA SUE JONES AND STANLEY RICHARD SLOAN REVOCABLE TRUST DATED JULY 15, 2008**, does hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and address of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: MARTHA SUE JONES


ADDRESS: 55367 W LA BARRANCA DR., MARICOPA, AZ 85139

NAME: STANLEY RICHARD SLOAN

ADDRESS: 55367 W LA BARRANCA DR., MARICOPA, AZ 85139



Martha Sue Jones, Trustee



Stanley Richard Sloan, Trustee

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated August 14, 2015 by and between Martha Sue Jones and Stanley Richard Sloan Revocable Trust and Troy A. Fortner and Amanda L. Fortner.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: August 14, 2015

Troy A. Fortner
Troy A. Fortner

Amanda L. Fortner
Amanda L. Fortner

STATE OF ARIZONA

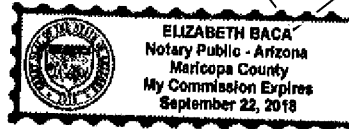
County of Maricopa

On 08/14/2015, before me, the undersigned Notary Public, personally appeared **Troy A. Fortner and Amanda L. Fortner**, 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.

My Commission Expires: 09/22/2018

Elizabeth Baca
Notary Public



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 510-75-03103
 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:

Martha Sue Jones and Stanley Richard Sloan Revocable Trust
55367 W La Barranta Drive
Maricopa, AZ 85139

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

Troy A. Fortner and Amanda L. Fortner

1247 96th Street, Apt #1235

Mesa, AZ 85209

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

4. ADDRESS OF PROPERTY:

20282 N Stonebluff Road
Maricopa, AZ 85139

5. MAIL TAX BILL TO:

Troy A. Fortner and Amanda L. Fortner
20282 N Stonebluff Road
Maricopa, AZ 85139

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 c. Condo or Townhouse h. Mobile or manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

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. Owner occupied, not a primary residence.
 To be rented to someone other than a "family member".

See reverse side for definition of a "primary 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 Parks, etc.

9. 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:

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.

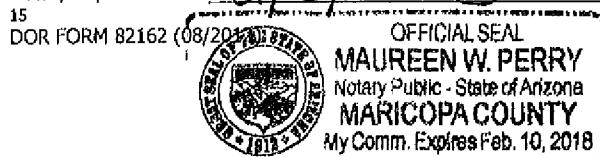
Signature of Seller / Agent _____

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 11th day of Aug 20 15

Notary Public Maureen Perry

Notary Expiration Date 2/10/18



PINAL COUNTY

DATE/TIME: 08/17/2015 1554

FEE NUMBER: 2015-053357

10. SALE PRICE: \$ 85,000.00 00

11. DATE OF SALE (Numeric Digits): 08 / 15
 Month/Year

12. DOWN PAYMENT \$ 2,975.00 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) 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:

\$ 0.00 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:

N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First Arizona Title Agency

21300 N. John Wayne Parkway, Suite 102

Maricopa, AZ 85139

10-154892 (MP)

Phone (520)518-5222

18. LEGAL DESCRIPTION (attach copy if necessary):

The East 965 feet of the North half of the Northeast quarter of the Southwest quarter of Section 21, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona; Except the East 660 feet; and Except the North 440 feet.

Signature of Buyer / Agent _____

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 17th day of Aug 20 15

Notary Public Maureen Perry

Notary Expiration Date 2/10/18

