

RECORDED ELECTRONICALLY
BY CHICAGO TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Nicholas Joseph Scaccia
Chelsea Faye Kulesha

3130 E. DENIM TR.
SAN TAN VALLEY, AZ
85143

DATE/TIME: 05/06/2016 1531
FEE: \$20.00
PAGES: 4
FEE NUMBER: 2016-028639



ESCROW NO.: C1603021-313-AP1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Cheryl A. Feala, Trustee of The Cheryl A. Feala Revocable Trust Dated, 12-19-08

("Grantor") conveys to

Husband and wife

Nicholas Joseph Scaccia and Chelsea Faye Kulesha, ~~Wife and Husband~~ as Community Property with Right of Survivorship

the following real property situated in Pinal County, Arizona:

LOT 267, RANCHO BELLA VISTA SOUTH, PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 142.

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: May 4, 2016

Grantor(s):

Cheryl A. Feala, Trustee of The Cheryl A. Feala Revocable Trust Dated, 12-19-08

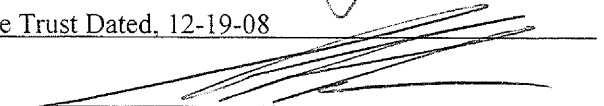
Cheryl A. Feala, Trustee
Cheryl A. Feala, Trustee

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of ~~Arizona~~ WA } ss:
County of ~~Maricopa~~ King

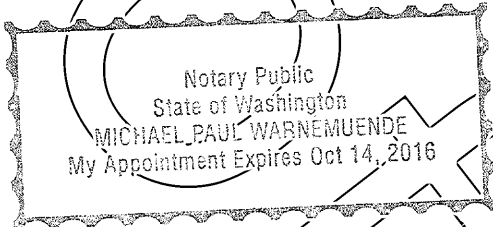
The foregoing document was acknowledged before me this 5 day of May 2010
by Cheryl A. Feala, Trustee of The Cheryl A. Feala Revocable Trust Dated, 12-19-08

(Seal)



Notary Public

My commission expires: 10/14/16



WARRANTY DEED



Chicago Title Agency, Inc.

20830 N. Tatum Blvd., Suite 399, Phoenix, AZ 85050
Phone: (602) 667-1230 • Fax: (480) 483-4078
ChicagoTitleArizona.com

DATE: May 4, 2016

ESCROW NO.: C1603021-313-AP1

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated 12/19/2008 are as follows:

Name: Cheryl Feala

Address: 1711 County Road 7, North Bend, NE 68649-4038

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: Cheryl A Feala, Trustee
(Signature of Trustee)

(Signature of Trustee)

as Trustee (s) of The Cheryl A Feala Revocable Trust

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



Escrow No.: C1603021 313 AP1


ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Nicholas Joseph Scaccia and Chelsea Faye Kulesha, Wife and Husband as Community Property with Right of Survivorship, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated 05/04/2016, and executed by Cheryl A. Feala, Trustee of The Cheryl A. Feala Revocable Trust Dated, 12-19-08 as Grantors, to Nicholas Joseph Scaccia and Chelsea Faye Kulesha, Wife and Husband as Community Property with Right of Survivorship as Grantees, and which conveys the real property to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.


Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: May 4, 2016

GRANTEES:



Nicholas Joseph Scaccia



Chelsea Faye Kulesha

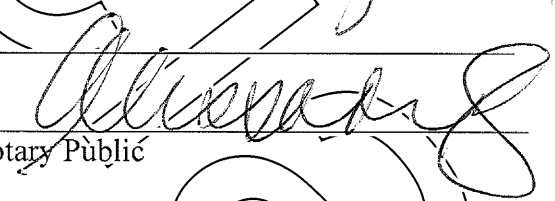
NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP DEED

State of Arizona
County of Maricopa

} ss:

The foregoing document was acknowledged before me this 5th day of May, 2016
by Nicholas Joseph Scaccia and Chelsea Faye Kulesha

(Seal)



Notary Public

My commission expires: 04/09/17



ALISSA M. PERRY
Notary Public - Arizona
Maricopa County
Expires 02/09/2017

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-77-267
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:

Cheryl A. Feala, Trustee of The Cheryl A. Feala Revocable Trust
Dated, 12-19-08

1711 Country Road 7
North Bend, NE 68649-4038

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

Nicholas Joseph Scaccia
6745 E Superstition Springs #1003
Mesa, AZ 85206

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

4. ADDRESS OF PROPERTY:

3130 E Denim Trail
San Tan Valley, AZ 85143

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

Nicholas Joseph Scaccia
3130 E. Denim Trail
San Tan Valley, AZ 85143

(b) Next tax payment due 10/1/16

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- 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:

- 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 Maricopa
Subscribed and sworn to before me on this 12 day of May 2016
Notary Public _____
Notary Expiration Date 02/09/16

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 05/06/2016 1531

FEE NUMBER: 2016-028639

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: _____

10. SALE PRICE: \$ 215,000.00

11. DATE OF SALE (Numeric Digits): 05/16
Month / Year

12. DOWN PAYMENT \$ 21,500.00

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 f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)

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):

Nicholas Joseph Scaccia and Chelsea Faye Kulesha
6745 E Superstition Springs #1003, Mesa, AZ 85206

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 Maricopa
Subscribed and sworn to before me on this 5 day of May 2016
Notary Public _____
Notary Expiration Date 02/09/17



ALISSA M. PERRY
Notary Public - Arizona
Maricopa County
Expires 02/09/2017



ALISSA M. PERRY
Notary Public - Arizona
Maricopa County
Expires 02/09/2017

EXHIBIT "A"
Legal Description

LOT 267, RANCHO BELLA VISTA SOUTH, PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 142.

WORLDWIDE