



DATE/TIME: 08/31/2016 1607

FEE: \$20.00

PAGES: 9

FEE NUMBER: 2016-058521



Recording Requested By:
Empire West Title Agency

And When Recorded Mail To:
Edward Hammonds and Theresa Hammonds

Escrow No. 62887EW - Sc
1-1

This area reserved for County
Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, we,
**Roddy Dale Riggs and Trisha Tomkinson Riggs, Co-Trustees of the Roddy and Trisha
Riggs Family Trust Dated February 2, 2015**

do hereby convey to

Edward Hammonds and Theresa Hammonds, husband and wife

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

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

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

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

Beneficiaries:

Roddy Dale Riggs and Trisha Tomkinson Riggs
1779 East Wildflower Lane
Casa Grande, AZ 85122

Dated August 29, 2016

Warranty Deed

Escrow No. 62887EW

Exhibit "A"

Dated August 29, 2016

Warranty Deed

Escrow No. 62887EW

PARCEL NO. 1:

A PORTION OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TIE AT THE SOUTH QUARTER CORNER OF SAD SECTION 4, N 01° 45' 56" E A DISTANCE OF 667.34 FEET;

THENCE S 89° 54' 05" E, A DISTANCE OF 188.92 FEET, TO THE POINT OF BEGINNING;

THENCE N 01° 45' 56" E ALONG THE WEST BOUNDARY A DISTANCE OF 150.49 FEET;

THENCE S 89° 53' 13" E ALONG THE NORTH BOUNDARY A DISTANCE OF 142.49 FEET;

THENCE S 01° 46' 48" W ALONG THE EAST BOUNDARY A DISTANCE OF 150.45 FEET;

THENCE N 89° 54' 05" W ALONG THE SOUTH BOUNDARY A DISTANCE OF 142.44 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2:

AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING OF SAID PARCEL NO.1;

THENCE N 01° 45' 56" E, A DISTANCE OF 115.05 FEET, TO THE EASEMENT POINT OF BEGINNING;

THENCE N 89° 54' 05" W, A DISTANCE OF 10.00 FEET;

THENCE N 01° 45' 56" E, A DISTANCE OF 10.00 FEET;

THENCE S 89° 54' 05" W, A DISTANCE OF 148.90 FEET;

THENCE N 01° 45' 56" E, A DISTANCE OF 25.48 FEET;

THENCE S 89° 53' 13" E, A DISTANCE OF 158.90 FEET;

Dated August 29, 2016

Warranty Deed

Escrow No. 62887EW

THENCE S 01° 45' 56" W, A DISTANCE OF 35.44 FEET TO THE EASEMENT POINT OF BEGINNING.

PARCEL NO. 3:

AN EASEMENT FOR PUBLIC UTILITIES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING OF SAID PARCEL NO.1;

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U

B

Dated August 29, 2016

Warranty Deed

Escrow No. 62887EW

Dated: August 29, 2016

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Roddy Dale Riggs and Trisha Tomkinson Riggs, Co-Trustees of the Roddy and Trisha Riggs Family Trust
Dated February 2, 2015



By Roddy Dale Riggs, Trustee


By Trisha Tomkinson Riggs, Trustee

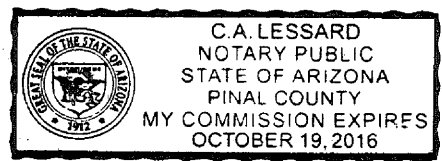
STATE OF Arizona)
County of Pinal)SS.

On August 31, 2016, before me, the undersigned Notary Public, personally appeared **Roddy Dale Riggs, Trustee and Trisha Tomkinson Riggs, Trustee**, 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 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

My Commission Expires:
10/19/16



**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Edward Hammonds and Theresa Hammonds, 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 **August 29, 2016**, and executed by Roddy Dale Riggs and Trisha Tomkinson Riggs, Co-Trustees of the Roddy and Trisha Riggs Family Trust Dated February 2, 2015 as Grantors, to Edward Hammonds and Theresa-Hammonds, husband and wife, as Grantees, and which conveys certain premises described:

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: 8/29/16

GRANTEES:

Edward Hammonds
EDWARD HAMMONDS

Theresa Hammonds
THERESA HAMMONDS

State of Arizona }SS:
County of Pinal

This instrument was acknowledged before me this 29 day of Aug 2016 by Edward Hammonds and Theresa Hammonds, husband and wife

Notary Public
My Commission Expires: 2/16/19

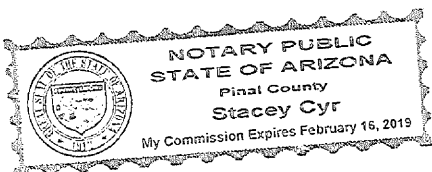




Exhibit 'A'

PARCEL NO. 1:

A PORTION OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TRUST DISCLOSURE

DATE: August 29, 2016

TO: Empire West Title Agency

RE: 62887EW

TO WHOM IT MAY CONCERN:

Please be advised that the Trust, dated 2/2/2016 has not been revoked and is still in effect. Further, be advised that said Trust Agreement has not been further amended since _____.

Pursuant to A.R.S. 33-404 The Beneficiaries of said Trust Agreement are as follows:

- BENEFICIARY: Roddy Dale Riggs
- Address: 1779 E. Wildflower Ln., Casa Grande, AZ 85122
- BENEFICIARY: Trisha Tomkinson Riggs
- Address: 1779 E. Wildflower Ln., Casa Grande, AZ 85122
- BENEFICIARY: _____
- Address: _____
- BENEFICIARY: _____
- Address: _____

Roddy Dale Riggs and Trisha Tomkinson Riggs, Co-Trustees of the Roddy and Trisha Riggs Family Trust Dated February 2, 2015

[Signature]
By Roddy Dale Riggs, Trustee

[Signature]
By Trisha Tomkinson Riggs, Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 505-04-002Y

BOOK MAP PARCEL SPLIT LETTER
 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 (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Roddy Dale Riggs and Trisha Tomkinson Riggs, Co-Trustees of the Roddy and Trisha Riggs Family Trust Dated February 2, 2015
1779 East Wildflower Lane
Casa Grande, AZ 85122

3. (a) BUYER'S NAME AND ADDRESS:
Edward Hammonds and Theresa Hammonds
3860 N. PINAL AVE. #5
CASA GRANDE, AZ 85122

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

4. ADDRESS OF PROPERTY:
COLORADO ST.
Casa Grande, AZ

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Edward Hammonds and Theresa Hammonds
3860 N. PINAL AVE. #5
CASA GRANDE, AZ 85122

(b) Next tax payment due 4/1/2017

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

a. <input checked="" type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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 "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: _____
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 08/31/2016 1607
 FEE NUMBER: 2016-058521

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: \$20,000.00

11. DATE OF SALE (Numeric Digits): 08 / 2016
 Month Year

12. DOWN PAYMENT: \$20,000.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Barter or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 (3) FHA
 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% 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 Sales 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):
Edward Hammonds and Theresa Hammonds
3860 N. PINAL AVE #5
CASA GRANDE, AZ 85122

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: [Signature] State of _____ County of Pinal
 Subscribed and sworn to before me this 31 day of Aug, 2016
 Notary Public: [Signature]
 Notary Expiration Date: 2/16/19

Signature of Buyer/Agent: [Signature] State of _____ County of Pinal
 Subscribed and sworn to before me this 31 day of Aug, 2016
 Notary Public: [Signature]
 Notary Expiration Date: 2/16/19

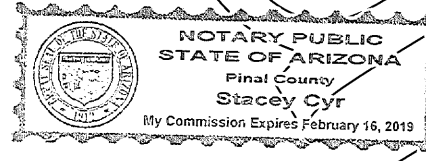
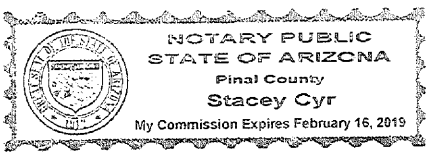




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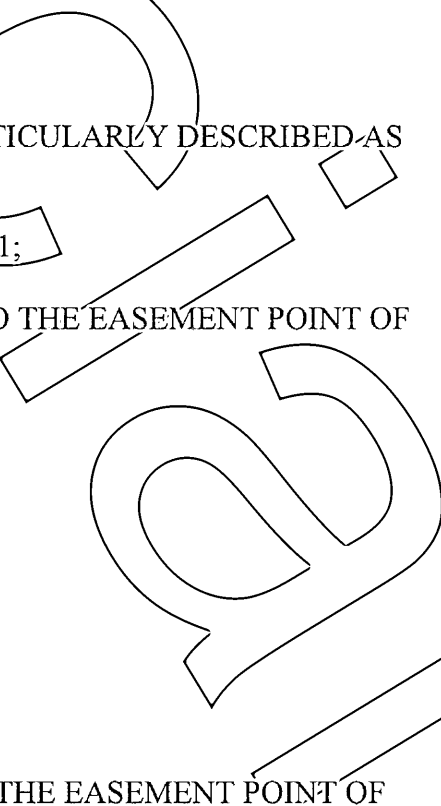
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BEGINNING.

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