



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 04/17/2017 1453

FEE: \$20.00

PAGES: 6

FEE NUMBER: 2017-026834



Recording Requested By:  
Empire West Title Agency

And When Recorded-Mail To:  
Lynette Sheridan, Jill Griffeth and Brian Griffeth  
7549 W. Rushmore Way  
Florence, AZ 85132

Escrow No. 71429EW - SC

This area reserved for County  
Recorder

### WARRANTY DEED

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

**Marvin G. Elliott and Eldena V. Elliott and their successors as Trustees of the Marvin and Eldena Elliott Family Trust, dated July 30, 2009**

do hereby convey to

**Lynette Sheridan, an unmarried woman and Jill Griffeth and Brian Griffeth, wife and husband**

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

**Lot 85, ANTHEM AT MERRILL RANCH PHASE 1A-UNIT 21, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 152.**

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:

Marvin G Elliot and Eldena V. Elliot  
7549 W Rushmore Way  
Florence, AZ 85132

Dated April 13, 2017

Warranty Deed

Escrow No. 71429EW

Dated: April 13, 2017

Marvin G. Elliott and Eldena V. Elliott, Trustees of the  
Marvin and Eldena Elliott Family Trust, dated July 30,  
2009

Marvin G. Elliott Trustee  
Marvin G. Elliott, Trustee

Eldena V. Elliott Trustee  
Eldena V. Elliott, Trustee

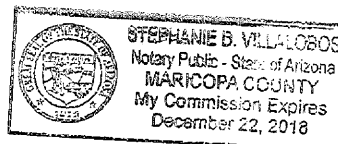
STATE OF Arizona )  
County of Maricopa )SS.

On April 13, 2017, before me, the undersigned Notary Public,  
personally appeared **Marvin G. Elliot, Trustee and Eldena V. Elliot, 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.

My Commission Expires:

Stephanie D. Villalobos  
Notary Public



ESCROW NO.: 71429EW

**ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED April 13, 2017, Wherein Marvin G. Elliott and Eldena V. Elliott and their successors as Trustees of the Marvin and Eldena Elliott Family Trust, dated July 30, 2009

as Grantors, convey to

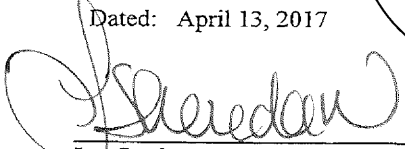
**Lynette Sheridan, Jill Griffeth and Brian Griffeth**

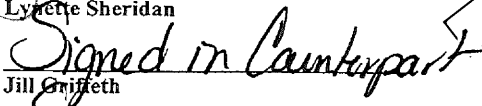
not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:


Lot 85, ANTHEM AT MERRILL RANCH PHASE 1A-UNIT 21, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 152.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: April 13, 2017

  
Lynette Sheridan

  
Jill Griffeth

  
Brian Griffeth


State of California

County of ORANGE

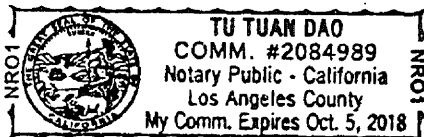
} SS:

This instrument was acknowledged before me on this 13 day of April, 20 17 by, a Notary Public in and for said County and State, personally appeared Lynette Sheridan, 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.

Signature 

(This area for official notarial seal)



ESCROW NO.: 71429EW

**ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED April 13, 2017, Wherein Marvin G. Elliott and Eldena V. Elliott and their successors as Trustees of the Marvin and Eldena Elliott Family Trust, dated July 30, 2009

as Grantors, convey to

**Lynette Sheridan, Jill Griffeth and Brian Griffeth**

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 85, ANTHEM AT MERRILL RANCH PHASE 1A-UNIT 21, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 152.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: April 13, 2017

*Signed in Counterpart*  
Lynette Sheridan

Jill Griffeth

Brian Griffeth

State of \_\_\_\_\_ } SS:  
County of \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ a Notary Public in and for said County and State, personally appeared **Lynette Sheridan**, 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.

Signature \_\_\_\_\_

(This area for official notarial seal)

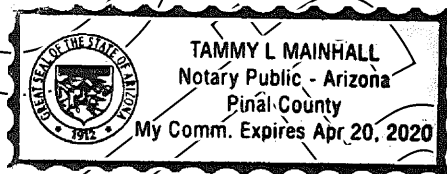
State of Arizona } SS:  
County of Pinal

This instrument was acknowledged before me on this 14 day of April, 2017 by, a Notary Public in and for said County and State, personally appeared **Jill Griffeth and Brian Griffeth**, 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.

Signature: Tammy L Mainhall

(This area for official notarial seal)



## TRUST DISCLOSURE

DATE: April 13, 2017

TO: Empire West Title Agency

RE: 71429EW

### TO WHOM IT MAY CONCERN:

Please be advised that the Trust, dated July 30-2009 has not been revoked and is still in effect. Further, be advised that said Trust Agreement has not been further amended since Jan 25-2013

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

**BENEFICIARY:**

Marvin G. Elliott

**Address:**

11503 E. Skankey, Cortez, CO 81321

**BENEFICIARY:**

Kelvin K. Elliott

**Address:**

4751 E Harmony Circle, Mesa, AZ 85206

**BENEFICIARY:**

Michaelina D. Groatium (Villanueva)

**Address:**

42940 N Suburban Ave, San Tan Valley, AZ 85140

**BENEFICIARY:**

**Address:**

Marvin G. Elliott and Eldena V. Elliott, Trustees of the Marvin and Eldena Elliott Family Trust, dated July 30, 2009

Marvin G. Elliott, Trustee  
Marvin G. Elliott, Trustee

Eldena V. Elliott, Trustee  
Eldena V. Elliott, Trustee

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 211-10-3060

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:

Marvin G. Elliott and Eldena V. Elliott and their successors as Trustees of the  
Marvin and Eldena Elliott Family Trust, dated July 30, 2009

9433 E. Juanita Ave  
Mesa, AZ

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

Lynette Sheridan, Jill Griffith and Brian Griffith  
11081 Bennington St.  
Los Alamitos, CA 90720

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

### 4. ADDRESS OF PROPERTY:

7549 W. Rushmore Way  
Florence, AZ 85132

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

Lynette Sheridan, Jill Griffith and Brian Griffith

7549 W. Rushmore Way

Florence, AZ 85132

(b) Next tax payment due 10/1/2017

### 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  
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 "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

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### 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:

\$210,000.00

### 11. DATE OF SALE (Numeric Digits):

4 / 17  
Month Year

### 12. DOWN PAYMENT:

\$210,000.00

### 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):

Lynette Sheridan, Jill Griffith and Brian Griffith  
11081 Bennington St.  
Los Alamitos, CA 90720

### 18. LEGAL DESCRIPTION (attach copy if necessary)

Lot 85, ANTHEM AT MERRILL RANCH PHASE 1A-UNIT-21, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 152.

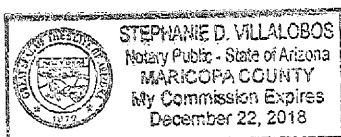
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent Marvin G. Elliott and Eldena V. Elliott Trustees  
State of Arizona, County of Maricopa

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_  
2017.

Notary Public Stephanie D. Villalobos  
Notary Expiration Date 12/22/2018

DOR FORM 82162 (04/2014)



Signature of Buyer/Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_  
2017.

Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

