



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/04/2019 1020
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2019-014841

FIRST ARIZONA TITLE AGENCY

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
Alan Stratton and Kelsey Stratton
2609 W. Quick Draw Way
Queen Creek, AZ 85142

2/29
WARRANTY DEED

File No. 14-191152 (JR)

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

Renee Schweinberg, a widow, the GRANTOR does hereby convey to

Alan Stratton and Kelsey Stratton, husband and wife, the GRANTEE

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

Lot 502, PHASE 2 AT MORNING SUN FARMS, according to Cabinet E, Slide 28, records of Pinal County, Arizona.

Except all coal and other minerals as reserved in the Patent recorded in Book 42 of Deeds, page 16, records of Pinal County, Arizona.

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.

File No.: 14-191152 (JR)
A.P.N.: 509-03-6030

Warranty Deed - continued

DATED: February 26, 2019

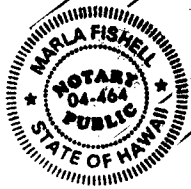
Renee Schweinberg
Renee Schweinberg

STATE OF *Hawaii*)
City and) ss.
County of *Honolulu*)

On *February 26*, 2019, before me, the undersigned Notary Public, personally appeared **Renee Schweinberg**, 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 is/are 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:



Marla Fishell
Notary Public



Doc. Date: *2-26-19* # Pages: *2*
Notary Name: *Marla Fishell* *1st* Circuit
Doc. Description: *Warranty*
Deed / / / /
Marla Fishell *2-26-19*
Notary Signature Date

NOTARY CERTIFICATION

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated February 26, 2019 by and between Renee Schweinberg and Alan Stratton and Kelsey Stratton.

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: February 28, 2019

Alan Stratton
Alan Stratton

Kelsey Stratton
Kelsey Stratton

STATE OF ARIZONA

County of Pinal

) ss.

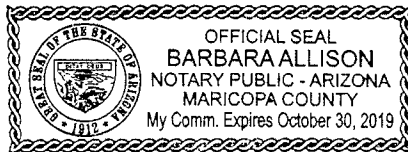
On Feb 28, 2019 before me, the undersigned Notary Public, personally appeared **Alan Stratton and Kelsey Stratton**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are 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:

10/30/19

Barbara Allison
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-03-6030
 BOOK MAP PARCEL SPLT

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? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Renee Schweinberg
2609 W Quick Draw Way
Queen Creek, AZ 85142

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

Alan Stratton and Kelsey Stratton
25 W Desert Vista Trl
San Tan Valley, AZ 85143

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2609 W Quick Draw Way
Queen Creek, AZ 85142

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

Alan Stratton and Kelsey Stratton
2609 W Quick Draw Way
Queen Creek, AZ 85142

(b) Next tax payment due 10/19

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. Agriculture
- 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2019-014841
 RECORD DATE 03/04/2019

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: \$ 254,200.00 00

11. DATE OF SALE (Numeric Digits): 2/19
 Month/Year

12. DOWN PAYMENT \$ 2121 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: _____

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):

Buyer and Seller herein

 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 502, PHASE 2 AT MORNING SUN FARMS, according to Cabinet E, Slide 28, records of Pinal County, Arizona.

Except all coal and other minerals as reserved in the Patent recorded in Book 42 of Deeds, page 16, records of Pinal County, Arizona!

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.

Renee Schweinberg
 Signature of Seller / Agent

State of Arizona County of Pinal

Subscribed and sworn to before me on this 26 day of February, 2019

Notary Public [Signature]

Notary Expiration Date 08-29-20

DOR FORM 82162 (04/2014)



[Signature]
 Signature of Buyer / Agent

State of Arizona County of Pinal

Subscribed and sworn to before me on this 26 day of February, 2019

Notary Public [Signature]

Notary Expiration Date 6-15-22

Jennifer Roggensee
 Exp. 6/15/22

