



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 04/19/2019 1213
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2019-029472

Recording Requested By:
Empire West Title Agency LLC

And When Recorded Mail To:
Robert D Fratt and Imogene R Fratt
5407 W Victory Way
Florence, AZ 85132

Escrow No. 99276EW-JK

**This area reserved for County
Recorder**

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
James R. Bach, Jr., a married man as his sole and separate property
do hereby convey to

Robert D Fratt and Imogene R Fratt, husband and wife
the following described property situated in the County of Pinal, State of Arizona:

**Lot 152, MERRILL RANCH UNIT 53, according to the plat of record in the office of the
County Recorder of Pinal County, Arizona, recorded in Document No. 2016-8606.**

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

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

Dated: April 4, 2019

Dated April 4, 2019

Warranty Deed

Escrow No. 99276EW


James R. Bach Jr.

STATE OF

Massachusetts

)SS.

County of

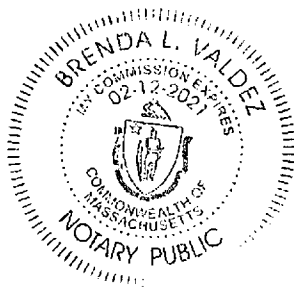
Norfolk

On April 12, 2019, before me, the undersigned Notary Public, personally appeared James R. Bach Jr., 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:
02/12/2021

Brenda L. Valdez
Notary Public



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

THAT CERTAIN DEED DATED April 4, 2019, Wherein

James R. Bach, Jr., a married man as his sole and separate property

as Grantors, convey to

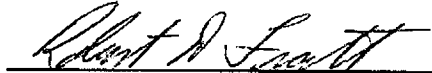
Robert D Fratt and Imogene R Fratt, husband and wife, as community property with rights of survivorship

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

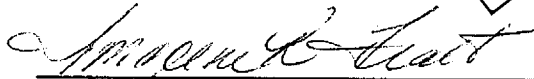
Lot 152, MERRILL RANCH UNIT 53, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Document No. 2016-8606.

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

Dated this **April 4, 2019**



Robert D Fratt



Imogene R Fratt

STATE OF

AZ

County of

MARICOPA

)SS.

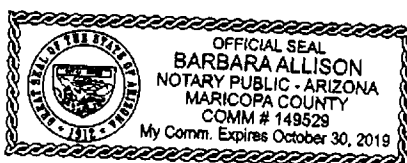
On April 19, 2019, before me, the undersigned Notary Public, personally appeared **Robert D Fratt and Imogene R Fratt, husband and wife**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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:

10/30/19


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 211-13-271
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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS:
James R Bach Jr.
7046 W Pleasant Oak Court
Florence, AZ 85132

3. (a) BUYER'S NAME AND ADDRESS:
Robert D Fratt and Imogene R Fratt
5407 W Victory Way
Florence, AZ 85132
(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
7046 W Pleasant Oak Court
Florence, AZ 85132

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Robert D Fratt and Imogene R Fratt
5407 W Victory Way
Florence, AZ 85132
(b) Next tax payment due 4/1/2019

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

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: \$277,000.00

11. DATE OF SALE (Numeric Digits): 04 / 19
Month Year

12. DOWN PAYMENT: \$0.00

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):
Robert D Fratt and Imogene R Fratt
5407 W Victory Way
Florence, AZ 85132

18. LEGAL DESCRIPTION (attach copy if necessary)
Lot 152, MERRILL RANCH UNTI 53, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Document No. 2016-8606.

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 this 4 day of April 2019
Notary Public
Notary Expiration Date 7/22/2021
DOR FORM 82162 (04/2014)



Signature of Buyer/Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me this 19 day of April 2019
Notary Public
Notary Expiration Date 10/30/19

