



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 61190293-061-DSB

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Gabriel Denson
30529 N Nightingale Rd.
San Tan Valley, AZ 85143

DATE/TIME: 05/16/2019 1111
FEE: \$17.00
PAGES: 4
FEE NUMBER: 2019-037971

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Gregory R. McCoy and BreeAnn McCoy, Husband and Wife

("Grantor") conveys to

Gabriel Denson and Stephanie Denson, Husband and Wife

the following real property situated in Pinal County, ARIZONA:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 14, 2019

Grantor(s):

Gregory R. McCoy

BreeAnn McCoy

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of AZ

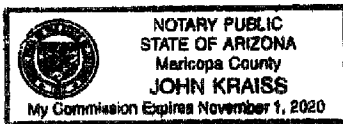
County of Maricopa

The foregoing document was acknowledged before me this

15 day of May 2019

by Gregory R. McCoy and BreeAnn McCoy

(Seal)



Notary Public

EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN TAN VALLEY, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 426, Final Plat for Unit One at Copper Basis, according to Cabinet D, Slide 55, records Pinal County, Arizona.

Excepting all oil, gas, metals and mineral rights and right to other materials, as provided by ARS 37-231, together with all Geothermal Resources as provided by ARS 37-231 as reserved in Patent from the State of Arizona, recorded April 14, 1987 as Docket 1435, Page 623.

Copyright © 2013

**Acceptance of Community Property
with Right of survivorship
"Deed"**

Gabriel Denson and Stephanie Denson, Husband and Wife, 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 05/14/19, and executed by Gregory R. McCoy and BreeAnn McCoy, Husband and Wife as Grantors, to Gabriel Denson and Stephanie Denson, Husband and Wife as Grantees, and which conveys the real property described as:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 14, 2019

GRANTEES:



Gabriel Denson



Stephanie Denson

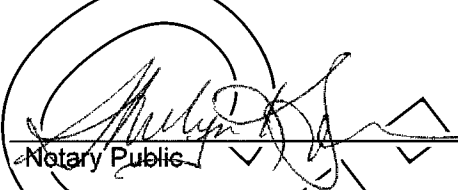
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP DEED**

State of Arizona
County of Maricopa

The foregoing document was acknowledged before me this 14 day of May, 2019

by Gabriel Denson and Stephanie Denson





Notary Public

EXHIBIT "A"
Legal Description

Lot 426, Final Plat for Unit One at Copper Basis, according to Cabinet D, Slide 55, records Pinal County, Arizona.

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Copper Basis

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-67-426
 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:

Gregory R. McCoy
28510 N. Obsidian DR
SAN TAN VALLEY AZ 85143

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

Gabriel Denson
30529 N Nightingale Rd.
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

28510 N Obsidian Drive
San Tan Valley, AZ 85143

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

Gabriel Denson
28510 N. Obsidian DR
SAN TAN VALLEY AZ 85143

(b) Next tax payment due 10-1-19

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.

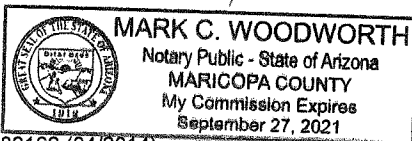
[Signature]
 Signature of Seller / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 15th day of May 2019

Notary Public [Signature]

Notary Expiration Date Sept. 27, 2021



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2019-037971
05/16/2019

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: \$ 274,000.00

11. DATE OF SALE (Numeric Digits): 4119
 Month / Year

12. DOWN PAYMENT \$ 4963.00

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: N/A

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 & SELLER
 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

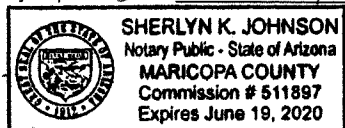
[Signature]
 Signature of Buyer / Agent

State of Arizona, County of maricopa

Subscribed and sworn to before me on this 14 day of May 2019

Notary Public [Signature]

Notary Expiration Date June 19, 2020



Escrow No. 61190293-061-DSB

EXHIBIT "A"
LEGAL DESCRIPTION

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COPPER BASIS