



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 05/16/2019 1356
FEE: \$17.00
PAGES: 5
FEE NUMBER: 2019-038155

RECORDING REQUESTED BY:

Grand Canyon Title Agency, A division
of FNTA

AND WHEN RECORDED MAIL TO:

Richard Andersen
Sandy Andersen
10785 E. Second Water Trail
Gold Canyon, AZ 85118

ESCROW NO.: 44017325-044-KM1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Darren Morrissey, A married man who acquired title as a Single man

("Grantor") conveys to

Richard Andersen and Sandy Andersen, 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):

SELLER:



Darren Morrissey

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

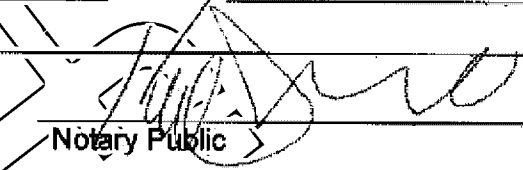
State of AZ _____ } ss:
County of Maricopa _____

The foregoing document was acknowledged before me 16th day of May 2019
this _____

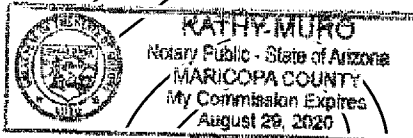
by Darren Morrissey

(Seal)

My commission expires: 8/29/20



Notary Public



Escrow No.: 44017325-044-KM1

EXHIBIT "A"
Legal Description

Lot 208, Peralta Trails Unit 1, according to the Plat on file in Cabinet C, Slide 177, and Affidavit of Correction recorded in Recording No.: 2000-051256, of official records of Pinal County, Arizona.

Except 1/16th of all oil, gases, and other hydrocarbon substances, Coal, Stone, metals, minerals, fossils and fertilizers of every name and description and except all materials which May be essential to production of fissionable material as reserved in Arizona Revised Statutes.

WILSON
OFFICE

ESCROW NO.: 44017325 044 KM1

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

Richard Andersen Jr. and Sandra Andersen, 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 May 14, 2019, and executed by Darren Morrissey, A married man who acquired title as a Single man as Grantors, to Richard Andersen Jr. and Sandra Andersen, 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:


Richard Andersen Jr.


Sandra Andersen

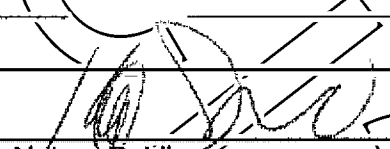
**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"**

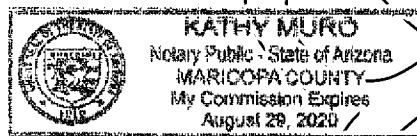
State of AZ _____ } ss:
County of Maricopa _____

The foregoing document was acknowledged before me this 16th day of May, 2019
by Richard Andersen Jr. and Sandra Andersen

(Seal)

My commission expires: 8/29/20


Notary Public



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CONFIDENTIAL

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 108-74-208
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? 0

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

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

2. SELLER'S NAME AND ADDRESS:

Darren Morrissey
10785 E. Second Water Trail
Gold Canyon, AZ 85118

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

Richard Andersen
705 Barbary Trail
Fox River Grove, IL 60021

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

4. ADDRESS OF PROPERTY:

10785 E. Second Water Trail
Gold Canyon, AZ 85118

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

Richard Andersen
10785 E. Second Water Trail
Gold Canyon, AZ 85118

(b) Next tax payment due 10/19

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2019-038155
RECORD DATE 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: \$ 236,250.00

11. DATE OF SALE (Numeric Digits): 04 / 2019
Month / Year

12. DOWN PAYMENT \$ 2500.00

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: _____

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):

Richard Andersen
10785 E. Second Water Trail
Gold Canyon, AZ 85118
Phone: 602-474-5212

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.

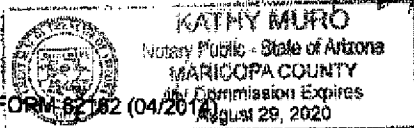
Darren Morrissey
Signature of Seller / Agent

State of AZ County of Maricopa

Subscribed and sworn to before me on this 16 day of May, 2019

Notary Public [Signature]

Notary Expiration Date [Signature]



Richard Andersen
Signature of Buyer / Agent

State of AZ County of Maricopa

Subscribed and sworn to before me on this 16 day of May, 2019

Notary Public [Signature]

Notary Expiration Date [Signature]



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Not a Public Record