

FIRST ARIZONA TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 08/29/2019 1525
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2019-071813

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
NIKOLAY SHUST and DINA SHUST
36135 W Merced Street
Maricopa, AZ 85138

WARRANTY DEED

File No. 16-195362 (MH)

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

Allen Shipman, a married man, the GRANTOR does hereby convey to

NIKOLAY SHUST and DINA SHUST, husband and wife, the GRANTEE

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

LOT 108, OF TORTOSA-NW PARCEL 12, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 99 AND CERTIFICATES OF CORRECTION RECORDED AS 2005-018363 OF OFFICIAL RECORDS AND AS 2005-062202 OF OFFICIAL RECORDS.

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.: 16-195362 (MH)
A.P.N.: 502-53-3540 6

Warranty Deed - continued

DATED: August 26, 2019

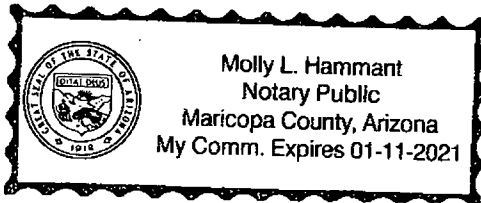
Allen Shipman

STATE OF AZ)
County of Maricopa)ss.

On 8/26, 2019, before me, the undersigned Notary Public, personally appeared **Allen Shipman**, 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) of the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: January 11, 2021 Molly L. Hamman
Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated August 26, 2019 by and between Allen Shipman and NIKOLAY SHUST and DINA SHUST.

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: August 26, 2019

Signed in Counterpart

NIKOLAY SHUST

DINA SHUST

STATE OF ARIZONA

County of

Maricopa

) ss.

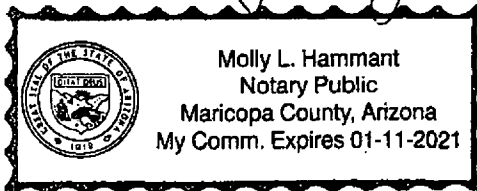
On August 26, 2019, before me, the undersigned Notary Public, personally appeared NIKOLAY SHUST and DINA SHUST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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

January 16, 2021

Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated August 26, 2019 by and between Allen Shipman and NIKOLAY SHUST and DINA SHUST.

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Date: August 26, 2019

N. Shust
NIKOLAY SHUST

Signed in Counterpart
DINA SHUST

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~ARIZONA~~ CALIFORNIA
County of Sacramento

)
) ss.
)

On August 27, 2019, before me, the undersigned Notary Public, personally appeared **NIKOLAY SHUST and DINA SHUST**, 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:

See Below
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Sacramento
On 8/27/19 before me, Samantha Porter
Notary Public, personally appeared NIKOLAY SHUST
who 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Samantha Porter

SAMANTHA PORTER
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2164577
FRESNO COUNTY
My Comm. Exp. September 12, 2020

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-53-3540 6
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Allen Shipman
35035 N NORTH VALLEY PKWY UNIT-121
PHOENIX, AZ 85086

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

NIKOLAY SHUST and DINA SHUST
713 SOLANO STREET
W SACRAMENTO, CA 95605

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

36135 W Merced Street
Maricopa, AZ 85138

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

NIKOLAY SHUST and DINA SHUST
36135 W Merced Street
Maricopa, AZ 85138

(b) Next tax payment due 10/2019

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.

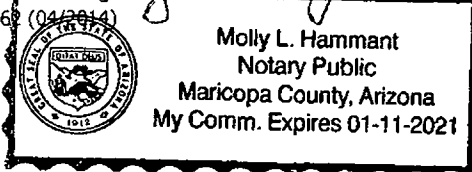
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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.

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 Pinal
 Subscribed and sworn to before me on this 26 day of Aug 2019
 Notary Public Molly L. Hammant
 Notary Expiration Date 10/31/2021

DOR FORM 8216 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2019-071813
08/29/2019

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: \$ 297,500.00 00

11. DATE OF SALE (Numeric Digits): 0 8 / 1 9 Month/Year

12. DOWN PAYMENT \$ 297500.00 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: \$ 0.00 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 108, of TORTOSA-NW, PARCEL 12, (E / 99)

Signed in Counterpart

Signature of Buyer / Agent _____
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-53-3540 6
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(1) _____ (3) _____
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Allen Shipman
35035 N NORTH VALLEY PKWY UNIT 121
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3. (a) BUYER'S NAME AND ADDRESS:

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

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NIKOLAY SHUST and DINA SHUST
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(b) Next tax payment due 10/2019

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- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile or manufactured Home
- 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.

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.

Signed in Counterpart

Signature of Seller / Agent _____
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

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: \$ 297,500.00 00

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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 108, of TORTOSA-NW PARCEL 12, (E / 99)

Signature of Buyer / Agent N. Shust
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public See Below
 Notary Expiration Date _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Sacramento
 Subscribed and sworn to (or affirmed) before me on this 27 day of August, 2019,
 by Nikolay Shust
 proved to me on the basis of satisfactory evidence to be the person who appeared before me.
 Signature: Samantha Porter

