



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 08/30/2019 12:13
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2019-072228

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.
AND WHEN RECORDED MAIL TO:
JODY GRAIG BARTON AND TAFFI A.
BARTON

ESCROW NO.: 00110816 - 046 - CC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

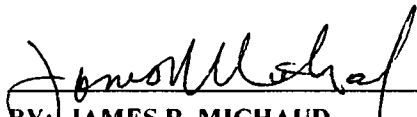
For the consideration of Ten Dollars, and other valuable considerations, I or we,
J8M INVESTMENTS, LLC, an Arizona limited liability company
do/does hereby convey, to
JODY GRAIG BARTON and TAFFI A. BARTON, husband and wife
the following real property situated in Pinal County, Arizona:
SEE EXHIBIT A ATTACHED 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.

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

Dated: August 1, 2019

GRANTORS:



BY: JAMES R. MICHAUD,
ITS MANAGER

State of Arizona
County of Maricopa



(Affix notary seal here)

On this 19th day of Aug, 2019, before me personally appeared JAMES R. MICHAUD, MANAGER, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.


Notary Public
My commission expires on 7/29/20

ESCROW NO.: 00110816 - 046 - CC

EXHIBIT A

Lot 25, of The Village At Copper Basin Unit 5A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and Affidavit of Correction recorded in Fee No. 2007, in the office of the County Recorder of Pinal County, Arizona.

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ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP

ESCROW NO.: 00110816 - 046 - CC

JODY GRAIG BARTON and TAFFI A. BARTON each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated August 1, 2019, and executed by J8M INVESTMENTS, LLC, as Grantors, to JODY GRAIG BARTON and TAFFI A. BARTON, as Grantees; and which conveys certain premises described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: August 1, 2019

GRANTEES:



JODY GRAIG BARTON



TAFFI A. BARTON

State of Arizona
County of Maricopa

On this 29 day of Aug, 2019, before me personally appeared JODY GRAIG BARTON And TAFFI A. BARTON, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



(Affix notary seal here)



Notary Public

My commission expires on 6-16-2020

ESCROW NO.: 00110816 - 046 - CC

EXHIBIT A

Lot 25, of The Village At Copper Basin Unit 5A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and Affidavit of Correction recorded in Fee No. 2007, in the office of the County Recorder of Pinal County, Arizona.

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-84-025
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:

J8M INVESTMENTS, LLC
1721 N. Forest
Mesa, AZ 85203

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

JODY GRAIG BARTON
2649 W. Half Moon Circle
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:

3933 E. Mica Rd.
San Tan Valley, AZ 85143

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

JODY GRAIG BARTON
3933 E. Mica Rd.
San Tan Valley, AZ 85143

(b) Next tax payment due October, 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. Agricultural
- 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 2019-072228
RECORD DATE 08/30/2019

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: \$ 226,500.00

11. DATE OF SALE (Numeric Digits): 07 / 2019
Month / Year

12. DOWN PAYMENT \$ 3,603.00

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

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.

Signature of Seller / Agent J8M Investments, LLC

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 19th day of Aug, 2019.

Notary Public Chris Choyeski

Notary Expiration Date 7/29/2020

Signature of Buyer / Agent Jody Graig Barton

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 19th day of Aug, 2019.

Notary Public Cory Smith

Notary Expiration Date 6-16-2020

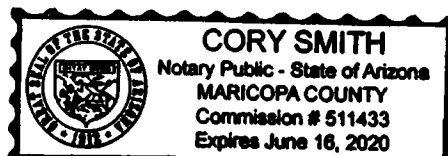


EXHIBIT "A"
Legal Description

Lot 25, of The Village At Copper Basin Unit 5A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and Affidavit of Correction recorded in Fee No. 2007, in the office of the County Recorder of Pinal County, Arizona.

Copper Basin