

Great American Title Agency

Great American Title Agency, Inc.

AFTER RECORDING MAIL TO:  
Cody Jensen and Summer Jensen  
367 W. Love Road  
San Tan Valley, AZ 85143



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 10/04/2019 1530  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2019-084185

ESCROW No. 00569008-037-SP

This area reserved for County Recorder

2/3

### Warranty Deed

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

**Larry H. Anderson, as Trustee of THE LARRY & NANCY ANDERSON 2004 REVOCABLE LIVING TRUST, dated October 15, 2004**

does hereby convey to

**Cody Jensen and Summer Jensen, Husband and Wife**

the following real property situated in Pinal County, ARIZONA:

Lot 102, of PARCEL 8 AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 77.

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.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Dated: 09/27/2019

THE LARRY & NANCY ANDERSON 2004  
REVOCABLE LIVING TRUST

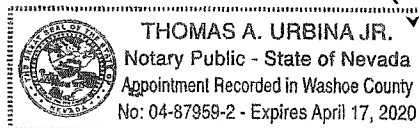
*Larry H. Anderson*  
\_\_\_\_\_  
Larry H. Anderson, sole Trustee

STATE OF Nevada )  
County of Washoe )ss

This instrument was acknowledged before me this 1<sup>st</sup> day of October, 2019  
by Larry H. Anderson, sole Trustee

*Thomas A. Urbina Jr.*  
\_\_\_\_\_  
Notary Public

My commission will expire April 17, 2020



# Acceptance of Community Property with Right of Survivorship

**Cody Jensen and Summer Jensen, Husband and Wife** 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 9/27/2019, and executed by **Larry H. Anderson, as Trustee of THE LARRY & NANCY ANDERSON 2004 REVOCABLE LIVING TRUST, dated October 15, 2004,** as Grantors, to **Cody Jensen and Summer Jensen, as Grantees,** and which conveys certain premises described as:

**Lot 102, of PARCEL 8 AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 77.**

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.

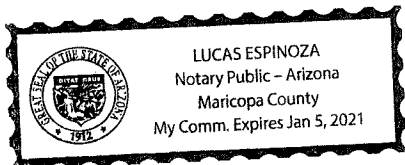
Dated: 10-3-19

Cody Jensen  
Cody Jensen

Summer Jensen  
Summer Jensen

STATE OF ARIZONA }  
County of Maricopa

} ss This instrument was acknowledged before me this 10/03/19  
by Cody Jensen and Summer Jensen



Lucas Espinoza  
Notary Public

My commission will expire 01/05/21

ESCROW NO: 00569008-037-SP

## BENEFICIARY DISCLOSURE

THE LARRY AND NANCY ANDERSON 2004 REVOCABLE LIVING TRUST

### BENEFICIARY NAME AND ADDRESS:

LARRY ANDERSON

13250 MAHOGANY DR.

RENO, NV 89511

Boffice.com

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210 80 318  
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:

Larry H. Anderson, as Trustee of THE LARRY & NANCY ANDERSON 2004 REVOCABLE LIVING TRUST, dated October 15, 2004  
13250 Mahogany Drive  
Reno, NV 89511

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

Cody Jensen  
367 W. Love Road  
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

367 W. Love Road  
San Tan Valley, AZ 85143

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

Cody Jensen  
367 W. Love Road  
San Tan Valley, AZ 85143

(b) Next tax payment due March 2020

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.

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: [Signature]  
State of ARIZONA, County of Maricopa  
Subscribed and sworn to before me on this 3 day of Oct 2019  
Notary Public: [Signature]  
Notary Expiration Date: 4.6.20

Signature of Buyer / Agent: [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 3 day of October 2019  
Notary Public: [Signature]  
Notary Expiration Date: 01/05/21

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2019-084185  
RECORD DATE 10/04/2019

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: \$ 255,000.00

11. DATE OF SALE (Numeric Digits): 09 / 2019  
Month / Year

12. DOWN PAYMENT \$ 4,619.00

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.**

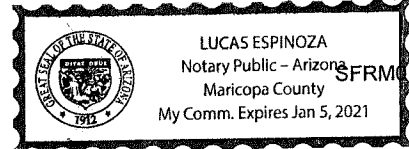
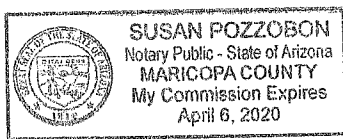


Exhibit A

Lot 102, of PARCEL 8 AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 77.

HomeLife