



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 10/07/2019 1428

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2019-084652

RECORDING REQUESTED BY

Magnus Title Agency

AND WHEN RECORDED MAIL TO:

**Donald Thibaudeau and Helen Natala
Thibaudeau**

2468 W. Dapple Gray Ct 4C

Queen Creek

San Tan Valley, AZ 85142

ESCROW NO.: 08095986-831-CZH

1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Lori S. Berg, A Single Woman

do/does hereby convey to

Donald Thibaudeau and Helen Natala Thibaudeau, 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 October 2, 2019

SELLER:

Lori S. Berg

State of ARIZONA
County of Maricopa

} ss:

On Oct. 3rd 2019, before me,
The Undersigned

a Notary Public in and for said County and State, personally
appeared Lori S. Berg
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 the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

FOR NOTARY SEAL OR STAMP



CLAIRE HOLLAND
Notary Public - Arizona
Maricopa County
Expires 07/31/2021



CLAIRE HOLLAND
Notary Public - Arizona
Maricopa County
Expires 07/31/2021

EXHIBIT "A"
Legal Description

Lot 1240, of MORNING SUN FARMS UNIT 4C, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2013-067837.

Acceptance of Community Property with Right of Survivorship

Donald Thibadeau and Helen Natala Thibadeau, 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 10/2/2019, and executed by Lori S. Berg, as Grantors, to Donald Thibadeau and Helen Natala Thibadeau, 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: October 2, 2019

BUYERS:

Donald Thibadeau

Helen Natala Thibadeau

State of ARIZONA

County of Maricopa

} ss:

On 10/07/2019 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Donald Thibadeau and Helen Natala Thibadeau, 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

(This area for official notarial seal)

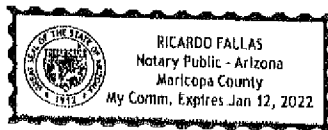


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AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 509-03-6610
 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:

Lori S. Berg
2468 W. Dapple Gray Ct 4C
San Tan Valley, AZ 85142

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

Donald Thibaudeau
18502 E. Apricot Lane
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:

2468 W. Dapple Gray Ct 4C
San Tan Valley, AZ 85142 - Queen Creek, AZ 85142

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

Donald Thibaudeau
2468 W. Dapple Gray Ct 4C
San Tan Valley, AZ 85142 - Queen Creek, AZ 85142

(b) Next tax payment due 3/1/20 _____

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 2019-084652
 RECORD DATE 10/07/2019

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: \$ 349,000.00

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

12. DOWN PAYMENT \$ 149,000.00

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
 c. ☐ Assumption of existing loan(s)
 d. ☐ Seller Loan (Carryback) 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):

Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

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

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 13 day of Oct, 2019

Notary Public Claire Holland

Notary Expiration Date 7/31/21

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 7 day of Oct, 2019

Notary Public Ricardo Fallas

Notary Expiration Date 01/12/2022



CLAIRE HOLLAND
 Notary Public - Arizona
 Maricopa County
 Expires 07/31/2021



RICARDO FALLAS
 Notary Public - Arizona
 Maricopa County
 My Comm. Expires Jan 12, 2022

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