



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY:

Grand Canyon Title Agency, A division  
of FNTA

AND WHEN RECORDED MAIL TO:

Evangelina Hollowell  
4239 E. Rock Drive  
San Tan Valley, AZ 85143

DATE/TIME: 10/15/2019 1534

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2019-087232

ESCROW NO.: 32000044-032-LS6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,  
**Shaun M. Kelly, A Single Man**

("Grantor") conveys to  
**Evangelina Hollowell, An Unmarried Woman**

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.

Wdeed

Dated: September 30, 2019

Grantor(s):

Shaun M. Kelly

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

Province of ALBERTA  
State of ALBERTA  
County of EDMONTON } ss:

The foregoing document was acknowledged before me this

1st day of OCTOBER 2019

by Shaun M. Kelly

(Seal)

My commission expires:

N/A

Notary Public

VERNE ARTHUR KARASICK

Barrister & Solicitor

A Commissioner for Oaths/Notary Public  
for the Province of Alberta

My commission expires at the pleasure of the  
Attorney General for the Province of Alberta  
My Alberta Law Society # 3121

THE LAW CLINIC

160, 17010-90th AVENUE NW  
EDMONTON, AB T5T 1L6  
PH 780-483-8998 FAX 780-487-9971

Wdeed

Escrow No.: 32000044-032-LS6

**EXHIBIT "A"**  
**Legal Description**

Lot 218, of The Village at Copper Basin Unit 3B, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 31 and Affidavit of Correction recorded as Recording No. 2004-038704 and recorded in Recording No. 2004-090302, both of Official Records.

Except all oil, gas, and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description; together with all uranium, thorium, or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value.

Wdeed

SK  
10/1

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-73-558  
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:

Shaun M. Kelly  
859 Wanyanyi Rd  
Edmonton, Alberta, T5T-2X3 Canada

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

Evangelina Hollowell  
2865 N. Jade St.  
STU AZ 85143

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

## 4. ADDRESS OF PROPERTY:

4239 E. Rock Drive  
San Tan Valley, AZ 85143

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

Evangelina Hollowell  
4239 E. Rock Drive  
San Tan Valley, AZ 85143

(b) Next tax payment due 04-20

## 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  
i. ☐ Other Use; Specify: \_\_\_\_\_  
d. ☐ 2-4 Plex  
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 2019-087232  
RECORD DATE 10/15/2019

## 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: \$ 262,000.00

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

12. DOWN PAYMENT \$ 2,000.00

## 13. METHOD OF FINANCING:

a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
(3) ☒ FHA  
f. ☐ Other financing; Specify: \_\_\_\_\_  
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):

Evangelina Hollowell  
4239 E. Rock Drive  
San Tan Valley, AZ 85143  
Phone: \_\_\_\_\_

## 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 5 day of October 2019

Notary Public

Notary Expiration Date 8-23-23



DOR FORM 52002 (04/2018)

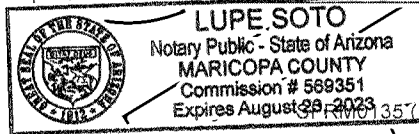
Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 15 day of October 2019

Notary Public

Notary Expiration Date 8-23-23



FORM 135 (Rev. 05/17/2014)

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