



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

Recorded at the request of *Clear Title Agency of Arizona*  
When recorded mail to:

Valorie Stading  
30241 N. Oak Dr.  
Florence, AZ 85132

DATE/TIME: 10/15/2019 1637  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2019-087300

Escrow No.: 30191026

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we, **House Depot Real Estate Inc., an Arizona Corporation**, the GRANTOR does hereby convey to **Valorie Stading, an unmarried woman**, the GRANTEE, the following real property situated in **Pinal County, Arizona**:

LOT 314, MAGMA RANCH II-UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 193 AND AFFIDAVIT OF CORRECTION RECORDED AS 2006-084092, OF OFFICIAL RECORDS.

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 the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: October 15, 2019

**See Signatures and Notary Acknowledgment Page Attached**

Escrow No.: 30191026

Signatures and Notary Acknowledgment Page

House Depot Real Estate Inc., an Arizona Corporation

BY: Stephen W. Rockwell  
Stephen W. Rockwell  
Owner/Director

STATE OF ARIZONA

County of Maricopa }  
SS

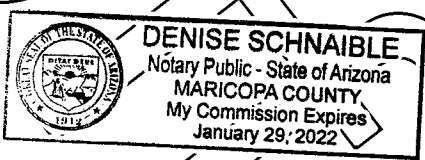
Subscribed and sworn to before me this 15 day of Oct, 20 19, by House Depot Real Estate Inc.

In witness whereof I hereunto set my hand and official seal.

[Signature]

Notary Public

My Commission Expires: 12/31/2020



*Large diagonal watermark text: HOUSE DEPOT REAL ESTATE INC.*

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-83-3140

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? 0

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS

House Depot Real Estate Inc.  
7517 E Lompoc Ave  
Mesa, AZ 85209

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

Valorie Stading  
650 E Leslie Ave  
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

30241 N. Oak Dr.  
Florence, AZ 85132

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

Valorie Stading  
30241 N. Oak Dr.  
Florence, AZ 85132

(b) Next tax payment due: April 1, 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 \_\_\_\_\_

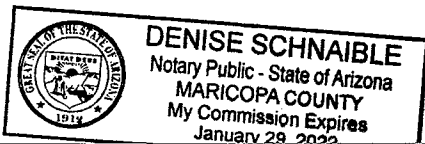
State of AZ, County of Maricopa

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

Notary Public \_\_\_\_\_

Notary Expiration Date 1/29/2022

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2019-087300  
RECORD DATE 10/15/2019

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: \$ 206900 00

11. DATE OF SALE (Numeric Digits): 10 / 2019  
Month / Year

12. DOWN PAYMENT \$ 3748 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):

Clear Title Agency of Arizona  
1530 E. Williams Field Rd. Ste. 110, Gilbert, AZ 85295  
(480)278-8430

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent \_\_\_\_\_

State of AZ, County of Maricopa

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

Notary Public \_\_\_\_\_

Notary Expiration Date 1/29/2022

