



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/29/2019 1237
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2019-091580

RECORDING REQUESTED BY
Millennium Title Agency LLC

AND WHEN RECORDED MAIL TO:
Leroy Rankin and Antonique Seales
2214 W. Green Tree Dr

Queen Creek, AZ 85142

ESCROW NO.: 08096680-846-DLS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Michael J. Brodeur and Amanda M. Brodeur, Husband and Wife
do/does hereby convey to
Leroy Rankin and Antonique Seales, Husband and Wife
the following real property situated in Maricopa 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 25, 2019

SELLERS:

Michael J. Brodeur

Amanda M. Brodeur

State of ARIZONA
County of Maricopa

On Oct 28, 2019 } ss:
The Undersigned

a Notary Public in and for said County and State, personally appeared Michael J. Brodeur and Amanda M. Brodeur 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

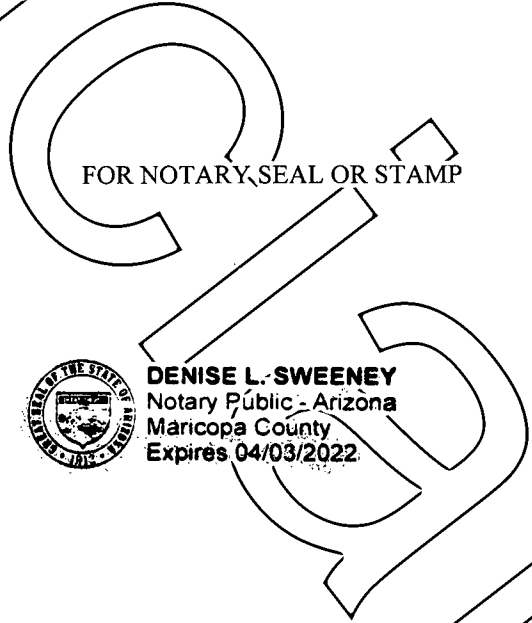


EXHIBIT "A"
Legal Description

Lot 65, PARCEL B AT SKYLINE RANCH PHASE ONE, according to Cabinet E, Slide 35 and Affidavit of Correction recorded as 2005-008266, of Official Records, Records of Pinal County, Arizona.

EXCEPT all coal and other minerals as reserved in patent from the United States of America.

WARRANTY DEED

Acceptance of Community Property with Right of Survivorship

Leroy Rankin and Antonique Seales, 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 10/25/2019, and executed by **Michael J. Brodeur and Amanda M. Brodeur**, as Grantors, to **Leroy Rankin and Antonique Seales**, as Grantees, and which conveys certain premises described as:

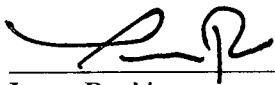
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

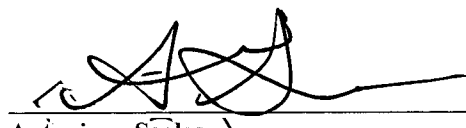
THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with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

Dated: October 25, 2019

BUYERS:



 Leroy Rankin



 Antonique Seales

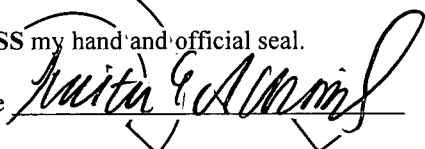
State of ARIZONA
County of Maricopa

} ss:

On October 28th 2019 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **Leroy Rankin and Antonique Seales**, 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



(This area for official notarial seal)



KRISTEN E. SCHMITZ
Notary Public - Arizona
Maricopa County
Expires 09/30/2020

EXHIBIT "A"

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Lot 65, PARCEL B AT SKYLINE RANCH PHASE ONE, according to Cabinet E, Slide 35 and Affidavit of Correction recorded as 2005-008266, of Official Records, Records of Pinal County, Arizona.

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ACPTC
PROS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-188
 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:

Michael J. Brodeur
2214 W. Green Tree Drive
Queen Creek, AZ 85142

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

Leroy Rankin
6072 S. Tucana Lane
Gilbert, AZ 85298

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

4. ADDRESS OF PROPERTY:

2214 W. Green Tree Dr
Queen Creek, AZ 85142

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

Leroy Rankin
2214 W. Green Tree Dr
Queen Creek, AZ 85142

(b) Next tax payment due 04/2020

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 10 day of October 2019
 Notary Public _____
 Notary Expiration Date 4-30-20

 **DENISE L. SWEENEY**
 Notary Public - Arizona
 Maricopa County
 Expires 04/03/2022

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2019-09-1580
10/29/2019

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: \$ 259,000.00

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

12. DOWN PAYMENT \$ 9065.00

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):
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.

Signature of Buyer / Agent _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 20 day of October 2019
 Notary Public _____
 Notary Expiration Date 1-30-20


 **KRISTEN E. SCHMITZ**
 Notary Public - Arizona
 Maricopa County
 Expires 09/30/2020

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