



OFFICIAL RECORDS OF PINAL COUNTY RECORDER Virginia Ross Electronically Recorded

DATE/TIME: 11/26/2019 1214 FEE: \$30.00 PAGES: 4 FEE NUMBER: 2019-101182

RECORDING REQUESTED BY Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

JAMES C HODGES 19115 TIEMPO ST APPLE VALLEY, CA 92308

ESCROW NO.: 01919738.-423-.L64

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

LORI L BRUNS-INSANA and JOHN-INSANA, wife and husband, who acquired title as Lori L. Bruns and John Insana do/does hereby convey to

JAMES C HODGES and KRISTY K HODGES, husband and wife

the following real property situated in Pinal County, ARIZONA:

Lot 895, MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125 and Affidavit of Correction recorded in Recording No. 2005-169424, Records of Pinal County, Arizona;

Except all coal and other minerals as reserved in Patent to said land.

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 15, 2019

Grantor(s):

[Signature of Lori L Bruns-Insana] LORI L BRUNS-INSANA

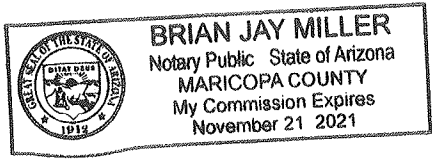
[Signature of John Insana] JOHN INSANA

State of Arizona } ss: County of Maricopa

On November 12, 2019, before me personally appeared LORI L BRUNS-INSANA and JOHN INSANA, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

[Signature of Notary Public] Notary Public Commission Expires: 11.21.21



ESCROW NO: 01919738 423 L64

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

JAMES C. HODGES and KRISTY K HODGES, 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 October 15, 2019, and executed by **LORI L BRUNS-INSANA and JOHN INSANA, wife and husband** as Grantors, to **JAMES C HODGES and KRISTY K HODGES, husband and wife** 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, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

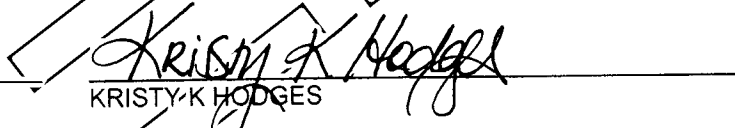
THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such community property with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right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

Dated: October 15, 2019

GRANTEES:



JAMES C HODGES




KRISTY K HODGES

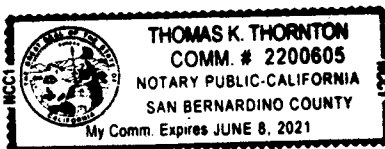
State of CALIFORNIA
County of SAN BERNARDINO } ss:

On NOVEMBER 12, 2019, before me personally appeared JAMES C HODGES and KRISTY K HODGES, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



Notary Public
Commission Expires: JUNE 8, 2021



CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Bernardino }

On November 12, 2019 before me, Thomas K. Thornton, Notary Public
(Here insert name and title of the officer)

personally appeared James Chad Hodges, Kristy Karen Hodges
 who 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.

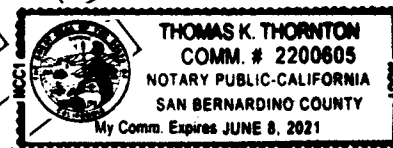
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~ is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Exhibit A

Lot 895, MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125 and Affidavit of Correction recorded in Recording No. 2005-169424, Records of Pinal County, Arizona;

Except all coal and other minerals as reserved in Patent to said land.

MORNING SUN FARMS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-895
 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? NA

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

(1) _____ (2) _____
 (3) _____ (4) NA

2. SELLER'S NAME AND ADDRESS:

LORI L BRUNS-INSANA
1931 W SAWTOOTH WY
Queen Creek, AZ 85142

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

JAMES C HODGES and KRISTY K HODGES
10970 LANCELET RD
APPLE VALLEY, CA 92308

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: NONE

4. ADDRESS OF PROPERTY:

1931 W SAWTOOTH WY
Queen Creek, AZ 85142

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

JAMES C HODGES and KRISTY K HODGES
19115 TIEMPO ST
APPLE VALLEY, CA 92308

(b) Next tax payment due 2ND HALF 2019

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
- i. Other Use; Specify: NA

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" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: NA
 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 7 day of NOV 2019
 Notary Public _____
 Notary Expiration Date 8/21/2021

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2019-10-1182
11/26/2019

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: NA

10. SALE PRICE: \$ 280,000.00

11. DATE OF SALE (Numeric Digits): 10/2019
 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
 d. Seller Loan (Carryback) NA 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: NA

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

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:
NA
NA

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
LORI L BRUNS-INSANA
1931 W SAWTOOTH WY Queen Creek, AZ 85142
 Phone _____

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 7 day of NOV 2019
 Notary Public _____
 Notary Expiration Date 8/21/2021

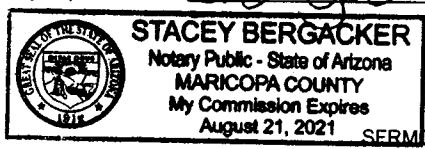
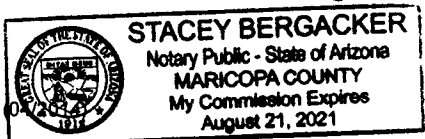


EXHIBIT "A"
Legal Description

Lot 895, MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125 and Affidavit of Correction recorded in Recording No. 2005-169424, Records of Pinal County, Arizona;

Except all coal and other minerals as reserved in Patent to said land.

MORNING SUN FARMS