



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 12/16/2019 1238

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2019-107151

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Sean Michael Gyles and Amy Gyles  
2338 West Jasper Butte Drive  
San Tan Valley, AZ 85142

## WARRANTY DEED

Escrow No. 214-6012986 (JRS)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Blake Wilsford and Jennifer L. Wilsford, husband and wife**, the GRANTOR does hereby convey to

**Sean Michael Gyles and Amy Gyles, husband and wife**, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 85, OF THE VILLAGE AT SAN TAN HEIGHTS PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 65 AND AFFIDAVIT OF CORRECTION RECORDED AS 2002-064311 OF OFFICIAL RECORDS.

EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

File No.: 214-6012986 (JRS)  
A.P.N.: 509-13-0940 0

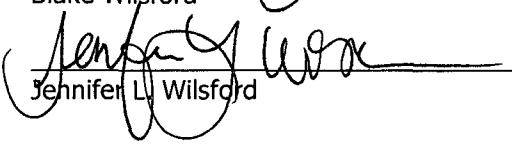
Warranty Deed - continued

DATED: November 12, 2019

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

  
\_\_\_\_\_  
Blake Wilsford


  
\_\_\_\_\_  
Jennifer L. Wilsford

STATE OF AZ  
County of Maricopa ss.

On 12-12, 2019, before me, the undersigned Notary Public, personally appeared **Blake Wilsford and Jennifer L. Wilsford**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 1-4-22

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



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### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated November 12, 2019 by and between Blake Wilsford and Jennifer L. Wilsford and Sean Michael Gyles and Amy Gyles.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: November 12, 2019

*Sean Michael Gyles*  
Sean Michael Gyles

*Amy Gyles*  
Amy Gyles

STATE OF AZ )

County of MARICOPA )

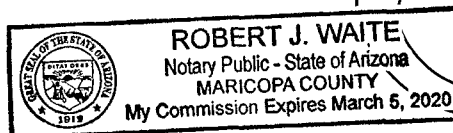
)ss.

On 13 DECEMBER 2019, before me, the undersigned Notary Public, personally appeared **Sean Michael Gyles and Amy Gyles**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 3/5/2020

*Robert J. Waite*  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-13-0940 0  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Blake Wilsford and Jennifer L. Wilsford  
2338 West Jasper Butte Drive  
San Tan Valley, AZ 85142

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

Sean Michael Gyles and Amy Gyles  
2338 West Jasper Butte Drive  
San Tan Valley, AZ 85142

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

4. ADDRESS OF PROPERTY:

2338 West Jasper Butte Drive  
San Tan Valley, AZ 85142

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

Sean Michael Gyles and Amy Gyles  
2338 West Jasper Butte Drive  
San Tan Valley, AZ 85142

(b) Next tax payment due 03-01-2019

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.  Agriculture
- 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.

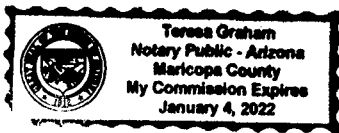
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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]  
Signature of Seller / Agent  
State of Arizona, County of \_\_\_\_\_  
Subscribed and sworn to before me on this 17 day of Dec. 20 1 9  
Notary Public [Signature]  
Notary Expiration Date 1-4-22  
19  
DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2019-107151  
RECORD DATE 12/16/2019

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: \$ 235,000.00 00

11. DATE OF SALE (Numeric Digits): 1 1 / 1 9 Month/Year

12. DOWN PAYMENT \$ 4259. 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: \$ 0.00 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: \_\_\_\_\_

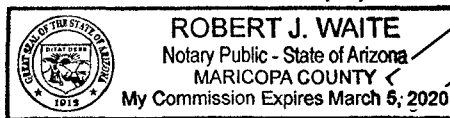
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Sean Michael Gyles and Amy Gyles  
2338 West Jasper Butte Drive  
San Tan Valley, AZ 85142

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 85 OF THE VILLAGE AT SAN-TAN HEIGHTS PARCEL 3 (D / 65)

[Signature]  
Signature of Buyer / Agent  
State of Arizona, County of MARICOPA  
Subscribed and sworn to before me on this 13 day of Dec. 20 1 9  
Notary Public [Signature]  
Notary Expiration Date 5/5/2020



**EXHIBIT 'A'**

File No.: **214-6012986 (JRS)**

Property: **2338 West Jasper Butte Drive, San Tan Valley, AZ 85142**

**LOT 85, OF THE VILLAGE AT SAN TAN HEIGHTS PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 65 AND AFFIDAVIT OF CORRECTION RECORDED AS 2002-064311 OF OFFICIAL RECORDS.**

**EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT.**

**A.P.N. 509-13-0940 0**

**Official**