



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

Electronically Recorded

DATE/TIME: 12/17/2019 1147

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2019-107753

Recording Requested By:
Empire West Title Agency LLC

And When Recorded Mail To:
Kendra L McNellye-Mattox
41314 W Laramie Road
Maricopa, AZ 85138

Escrow No. 113297EW-PB

1 of 2

This area reserved for County
Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, we,
Donald R. Phipps and Sheila M. Roberts-Phipps, husband and wife
do hereby convey to

Kendra L McNellye-Mattox, an unmarried woman

the following described property situated in the County of Pinal, State of Arizona:

**Lot 86, REDWOOD AT GLENNWILDE-PARCEL 16, according to the plat of record in
the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide
194.**

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

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

Dated December 10, 2019

Warranty Deed

Escrow No. 113297EW

Donald R Phipps
Donald R Phipps

Sheila M Robert-Phipps
Sheila M Robert-Phipps

STATE OF Illinois)
County of Madison)SS.

On Dec. 11, 2019, before me, the undersigned Notary Public, personally appeared **Donald R Phipps and Sheila M Robert-Phipps**, 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 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.

Sarah Edwards
Notary Public

My Commission Expires:
Aug. 27, 2023



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 51242493
 BOOK / MAP / PARCEL / SPLIT / LETTER

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 (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Donald R Phlips and Shella M Robert-Phlips
41314 W Laramie Road
Maricopa, AZ 85138

3. (a) BUYER'S NAME AND ADDRESS:
Kendra L McNelly-Mattox
2701 N 7th Street, Space 171
Las Vegas, NM 87701

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

4. ADDRESS OF PROPERTY:
41314 W Laramie Road
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Kendra L McNelly-Mattox
41314 W Laramie Road
Maricopa, AZ 85138
 (b) Next tax payment due 4/1/2020

6. PROPERTY TYPE (for Primary Parcel): NOTE: (Check Only One Box)

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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 "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: _____
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

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: \$204,000.00

11. DATE OF SALE (Numeric Digits): 12 / 2019
 Month Year

12. DOWN PAYMENT: \$3,695.00

13. METHOD OF FINANCING:

a. <input type="checkbox"/> Cash (100% of Sale Price)	e. <input checked="" type="checkbox"/> New loan(s) from financial institution:
b. <input type="checkbox"/> Barter or trade	(1) <input checked="" type="checkbox"/> Conventional
c. <input type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
	(3) <input type="checkbox"/> FHA
d. <input type="checkbox"/> Seller Loan (Carryback)	f. <input type="checkbox"/> 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% 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 Sales 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):
Kendra L McNelly-Mattox
2701 N 7th Street, Space 171
Las Vegas, NM 87701

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 66, REDWOOD AT GLENNWILDE-PARCEL 16, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 184.

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.

Donald R Phlips and Shella M Robert-Phlips
 Signature of Seller/Agent
 State of ARIZONA County of MARICOPA
 Subscribed and sworn to before me this 11 day of DEC, 2019
 Notary Public
 Notary Expiration Date _____
 Date _____
 DOR FORM B2162 (04/2014)

Kendra L McNelly-Mattox
 Signature of Buyer/Agent
 State of NEW MEXICO County of SAN MUELCE
 Subscribed and sworn to before me this 12 day of DEC, 2019
 Notary Public
 Notary Expiration Date 10/24/23

