



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 01/28/2020 0854

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-007625

FIRST ARIZONA TITLE AGENCY

Recording Requested by:  
First Arizona Title Agency, LLC

When recorded mail to:  
Brenda Lee McIntyre  
24794 Labrador Beach Road  
Pelican Rapids, MN 56572

## WARRANTY DEED

File No. 10-201265 (BW) <sup>2/3</sup>

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

**Clifton Bill Lunsford and Linda Campbell Lunsford, as Trustees of The Clifton Bill Lunsford and Linda Campbell Lunsford Revocable Living Trust, dated February 21, 2013, the GRANTOR** does hereby convey to

**Brenda Lee McIntyre, a married woman as her and separate property, the GRANTEE**

the following described real property situated in PINAL County, Arizona:

Lot 376, Block G of Mission Royale, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 25.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

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.: 10-201265 (BW)  
A.P.N.: 505-25-4760

Warranty Deed - continued

DATED: January 17, 2020

The Clifton Bill Lunsford and Linda Campbell  
Lunsford Revocable Living Trust

*Clifton Bill Lunsford*  
Clifton Bill Lunsford, Trustee

*Linda Campbell Lunsford*  
Linda Campbell Lunsford, Trustee

STATE OF AZ

County of Pinal

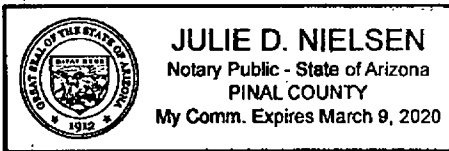
) ss.

On January 18, 2020, before me, the undersigned Notary Public, personally appeared **Clifton Bill Lunsford and Linda Campbell Lunsford**, 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: 3/09/2020

*Julie D. Nielsen*  
Notary Public



File No.: 10-201265 (BW)  
A.P.N.: 505-25-4760

Warranty Deed - continued

BENEFICIARY DISCLOSURE

January 17, 2020

First Arizona Title Agency, LLC  
21300 N. John Wayne Parkway, Suite 102  
Maricopa, AZ 85139

RE: Escrow No. 10-201265

The undersigned, being the Trustee(s) of the The Clifton Bill Lunsford and Linda Campbell Lunsford Revocable Living Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Linda Campbell Lunsford  
ADDRESS: 3801 Paprika Way, Oceanside, CA 92057

NAME: Clifton Bill Lunsford  
ADDRESS: 3801 PAPRIKA WAY OCEANSIDE CA 92057

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

The Clifton Bill Lunsford and Linda Campbell Lunsford Revocable Living Trust

Clifton Bill Lunsford  
Clifton Bill Lunsford, Trustee

Linda Campbell Lunsford  
Linda Campbell Lunsford, Trustee

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-25-4760  
 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:

The Clifton Bill Lunsford and Linda Campbell Lunsford Revocable Living Trust  
 2431 E Durango Dr  
 Casa Grande, AZ 85194

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

Brenda Lee McIntyre  
 1110 N Heness Rd #628  
 Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

2431 E Durango Dr  
 Casa Grande, AZ 85194

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

Brenda Lee McIntyre  
 24794 Labrador Beach Road  
 Pelican Rapids, MN 56572

(b) Next tax payment due 11/15/2020

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.  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 of Seller / Agent \_\_\_\_\_  
 State of Arizona, County of PINAL  
 Subscribed and sworn to before me on this 21 day of January, 2020  
 Notary Public Brandi Wallin  
 Notary Expiration Date 01/15/2021

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2020-007625  
 RECORD DATE 01/28/2020

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: \$ 300,000.00 00

11. DATE OF SALE (Numeric Digits): 01/20 / 20  
 Month/Year

12. DOWN PAYMENT \$ 300,000.00 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: N/A

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

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):  
 Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy if necessary):  
Lot 376, Block G of Mission Royale (E/25)

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of PINAL  
 Subscribed and sworn to before me on this 21 day of January, 2020  
 Notary Public Brandi Wallin  
 Notary Expiration Date 01/15/2021

