



RECORDING REQUESTED BY:
Grand Canyon Title Agency, A division of
FNTA

Escrow No.: 32000140-032-LS6
Title No.: 32000140

**WHEN RECORDED MAIL DOCUMENT
TO:**

**Holly Anne Sipes
41218 N Salix Drive
San Tan Valley, AZ 85140**

DATE/TIME: 02/03/2020 1634

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-010177

APN: 109-26-5740

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
Fadia Yokhana and Jonathan Handka, Wife and Husband

("Grantor") conveys to
Holly Anne Sipes, An Unmarried Woman

the following real property situated in Pinal 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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: January 30, 2020

Grantor(s):

Fadia Yokhana

Fadia Yokhana

Jonathan Handka

Jonathan Handka

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona)
County of Maricopa) SS.

The foregoing document was acknowledged before me this 1 day of February 2020
by Fadia Yokhana and Jonathan Handka

(Seal)

Lorna W Hale
Notary Public

My commission expires. 3-13-22

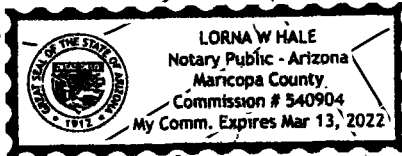
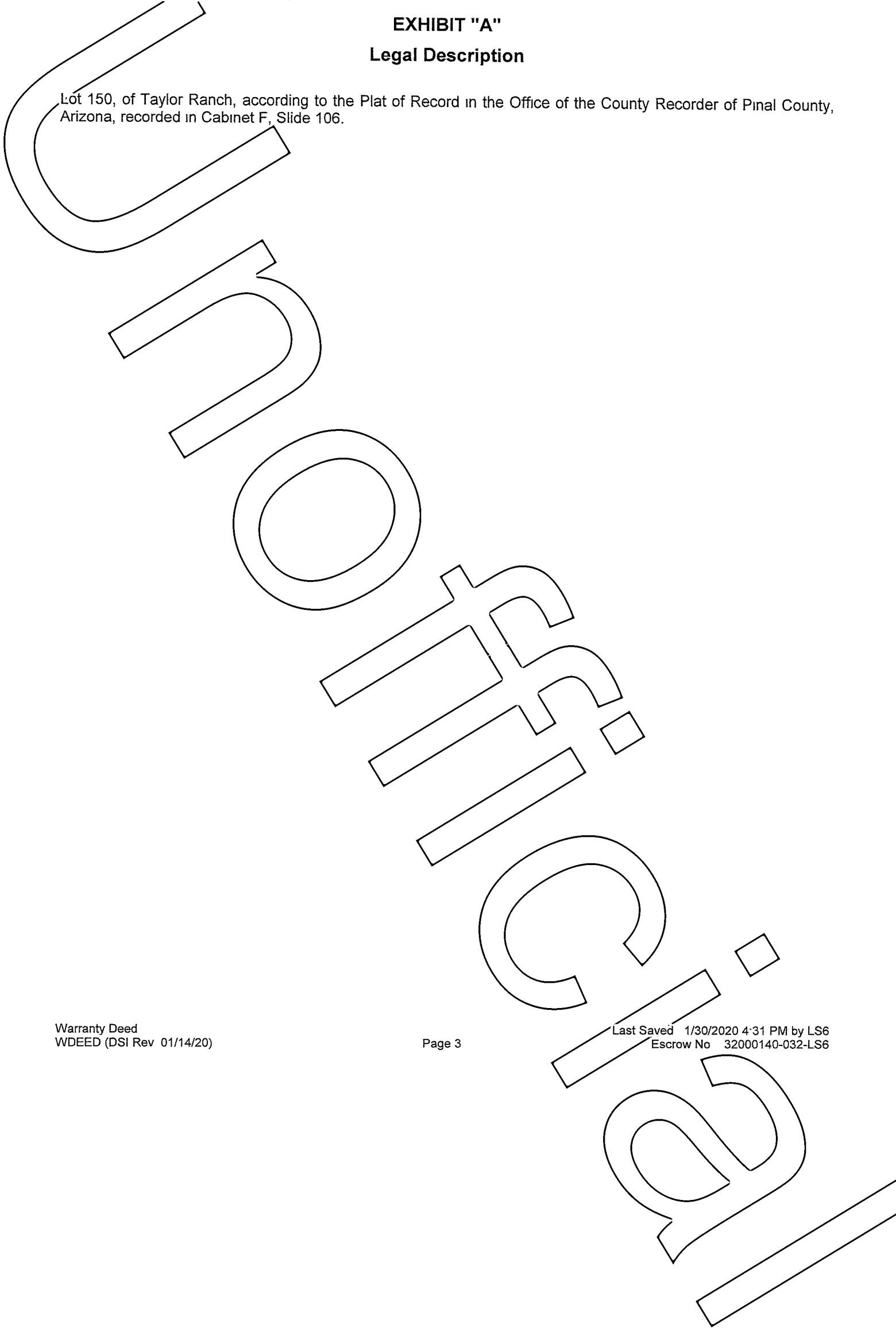


EXHIBIT "A"
Legal Description

Lot 150, of Taylor Ranch, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 106.



AFFIDAVIT OF PROPERTY VALUE

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 109-26-5740
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.

Fadia Yokhana
1945 S. Arco
Gilbert, AZ 85295

3 (a) BUYER'S NAME AND ADDRESS

Holly Anne Sipes
225 West Angus Rd
San Tan Valley, AZ 85143

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

4 ADDRESS OF PROPERTY:

41218 N Salix Drive
San Tan Valley, AZ 85140

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

Holly Anne Sipes
41218 N Salix Drive
San Tan Valley, AZ 85140

(b) Next tax payment due _____

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 ARIZONA County of Maricopa
Subscribed and sworn to before me on this 3 day of January 2020
Notary Public _____
Notary Expiration Date 8-23-23

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-010177
RECORD DATE 02/03/2020

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: \$ 225,000.00

11. DATE OF SALE (Numeric Digits) 12 / 19
Month / Year

12. DOWN PAYMENT \$ 1,000.00

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
d. Seller Loan (Carryback) (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.
\$ 00 AND
briefly describe the Personal Property: _____

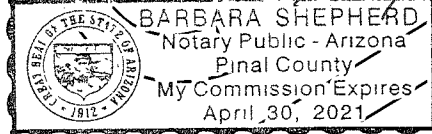
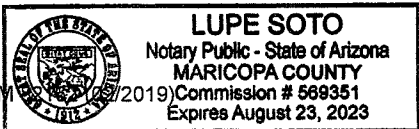
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

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):
Holly Ann Sipes
41218 N. Salix Drive
San Tan Valley, AZ 85143

18. LEGAL DESCRIPTION (attach copy if necessary).
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
State of ARIZONA County of PINAL Maricopa
Subscribed and sworn to before me on this 3 day of Feb. 2020
Notary Public Barbara Shepherd
Notary Expiration Date 04/30/2021



SFRM0135, (DSI Rev. 01/24/20)

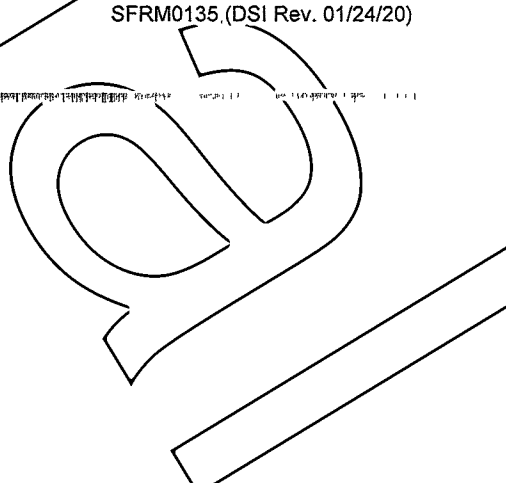


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