



DATE/TIME: 02/18/2020 1126

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-014405

WHEN RECORDED RETURN TO:

Terry Warner  
427 E Pueblo Del Sol  
Florence, Arizona, 85132

## WARRANTY DEED

THE GRANTOR(S),

- Roy E Kindrick and Janice S Kindrick, a married couple

for and in consideration of: \$25,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Terry J Warner and Joan Warner, 427 E Pueblo Del Sol, Florence, Pinal County, Arizona, 85132,

the following described real estate, situated in Florence, in the County of Pinal, State of Arizona:

Legal Description:

Lot 13 Tierra Del Sol RV Resort, CAB C SLD 059 - 1796.00 sq ft. 04AC SEC 24-4S-9E

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: \_\_\_\_\_

**Grantor Signatures:**

DATED: 2-13-2020

DATED: 021320

Roy E Kindrick

Roy E Kindrick  
14770 SW 144th Ave  
Tigard, Oregon  
97224

Janice Kindrick

Janice S Kindrick  
14770 SW 144th Ave  
Tigard, Oregon  
97224

STATE OF ARIZONA, COUNTY OF PINAL, ss:

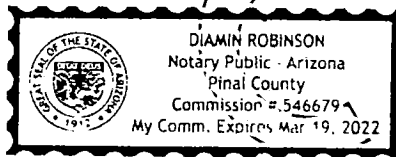
This instrument was acknowledged before me on this 13<sup>th</sup> day of February,  
2020 by Roy E Kindrick and Janice S Kindrick.

D. Robinson  
Notary Public

Signature of person taking acknowledgment

Universal Banker 2  
Title (and Rank)

My commission expires 03/19/22



**Acceptance of Community Property  
With Right of Survivorship  
(Deed)**

**Terry J Warner and Joan Warner**, husband and wife, as Community Property with Right of Survivorship, each being first duly sworn upon oath each for himself and herself and jointly but not one for the other deposes and says:

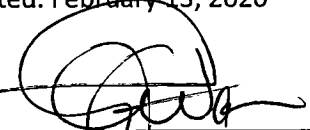
**That** I am one of the Grantees named in that certain deed attached hereto and which is dated February 13, 2020 and executed by Roy E Kindrick and Janice E Kindrick, husband and wife, as grantors, to Terry J Warner and Joan Warner, husband and wife, as Community Property with Right of Survivorship, as Grantees, and which conveys certain premises described as:

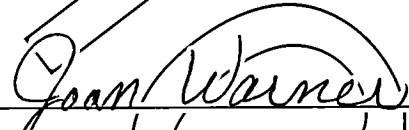
Lot 13 Tierra Del Sol RV Resort, CAB C SLD 059 - 1796.00 sq. ft .04AC SEC 24-4S-9E  
Record of Pinal County Arizona

To the Grantees named therein, not as tenants in Common nor as a Community Property estate 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 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.

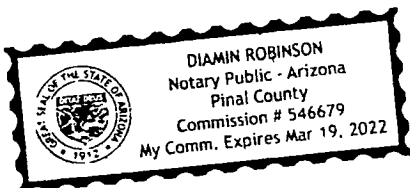
Dated: February 13, 2020

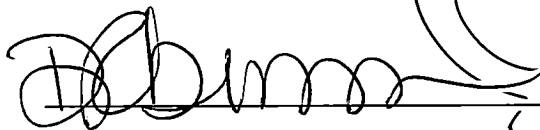
X   
\_\_\_\_\_  
Terry J Warner

X   
\_\_\_\_\_  
Joan Warner

State of Arizona            }  
County of Pinal            } ss.

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2020 by Terry J Warner and Joan Warner



  
\_\_\_\_\_  
NOTARY PUBLIC – My commission expires 03/19/22

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-73-013  
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:

Roy & Janice Kindrick  
14770 SW 144th Ave  
Tigard, OR 97224

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

Terry & Joan Warner  
427 E Pueblo Del Sol  
Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:

425 E Pueblo Del Sol  
Florence, AZ 85132

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

Terry Warner  
427 E Pueblo Del Sol  
Florence, AZ 85132

(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 Roy E Kindrick

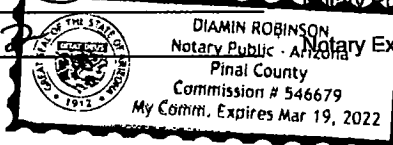
State of AZ County of Pinal

Subscribed and sworn to before me on this 13 day of February 2020

Notary Public [Signature]

Notary Expiration Date 03/19/22

DOR FORM 82162 (02/2019)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2020-014405  
RECORD DATE 02/18/2020

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: \$ 25,000 00

11. DATE OF SALE (Numeric Digits): 02/15  
Month / Year

12. DOWN PAYMENT \$ 25,000 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 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):

Terry Warner  
427 E Pueblo Del Sol  
Florence, AZ 85132

18. LEGAL DESCRIPTION (attach copy if necessary)  
Lot 13 Tierra Del Sol RV Resort CAB C SLD 59 1796 sq.ft. .04 ac SEC 24 4S-9E

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 Buyer / Agent [Signature]

State of AZ County of Pinal

Subscribed and sworn to before me on this 13 day of February 2020

Notary Public [Signature]

Notary Expiration Date 03/19/22

