

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY
RECORDING REQUESTED BY:
Security Title Agency, Inc.



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/09/2020 10:13
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2020-021820

Escrow No.: 76200106-076-TH

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:
Anthony James Williams
1464 Natasha Dr
Casa Grande, AZ 85122

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
Stephen G Gentzkow and Carol P Gentzkow, Husband and Wife
("Grantor") conveys to
Anthony James Williams, ~~John Tenaney~~ and Maria Dolores Williams, Husband and Wife
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: March 3, 2020

Grantor(s):


Stephen G Gentzkow

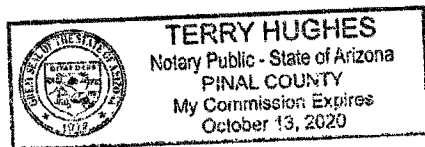

Carol P Gentzkow

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY-DEED

State of Arizona
County of Pinal

The foregoing document was acknowledged before me this 3rd day of March, 2020
by Stephen G Gentzkow and Carol P Gentzkow

(Seal)



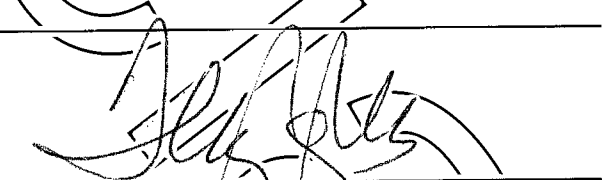

Notary Public

EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CASA GRANDE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 275, of Highland Manor Unit 2, according to the Plat recorded in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 138 and Certificate of Change recorded in Recording No. 2006-043714.

Highland Manor, Arizona

**Acceptance of Community Property
with Right of survivorship
"Deed"**

Anthony James Williams, ~~Joint Tenancy~~ and Maria Dolores Williams, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated March 3, 2020, and executed by Stephen G Gentzkow and Carol P Gentzkow, Husband and Wife as Grantors, to Anthony James Williams, ~~Joint Tenancy~~ and Maria Dolores Williams, Husband and Wife as Grantees, and which conveys the real property described as:

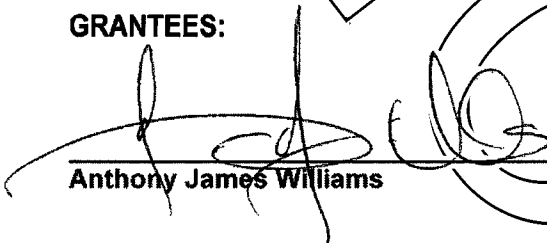
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

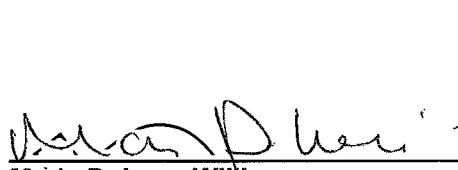
Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: March 3, 2020

GRANTEES:



Anthony James Williams



Maria Dolores Williams

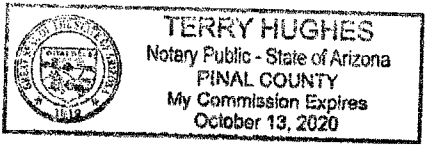
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP DEED**

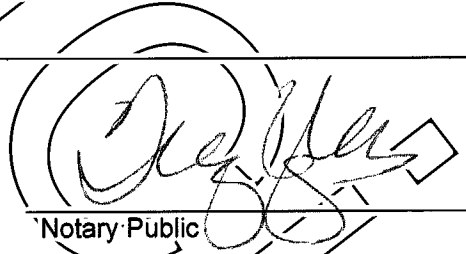
State of Arizona
County of Final

The foregoing document was acknowledged before me this 9 day of March 2020

by Anthony James Williams and Maria Dolores Williams

(Seal)

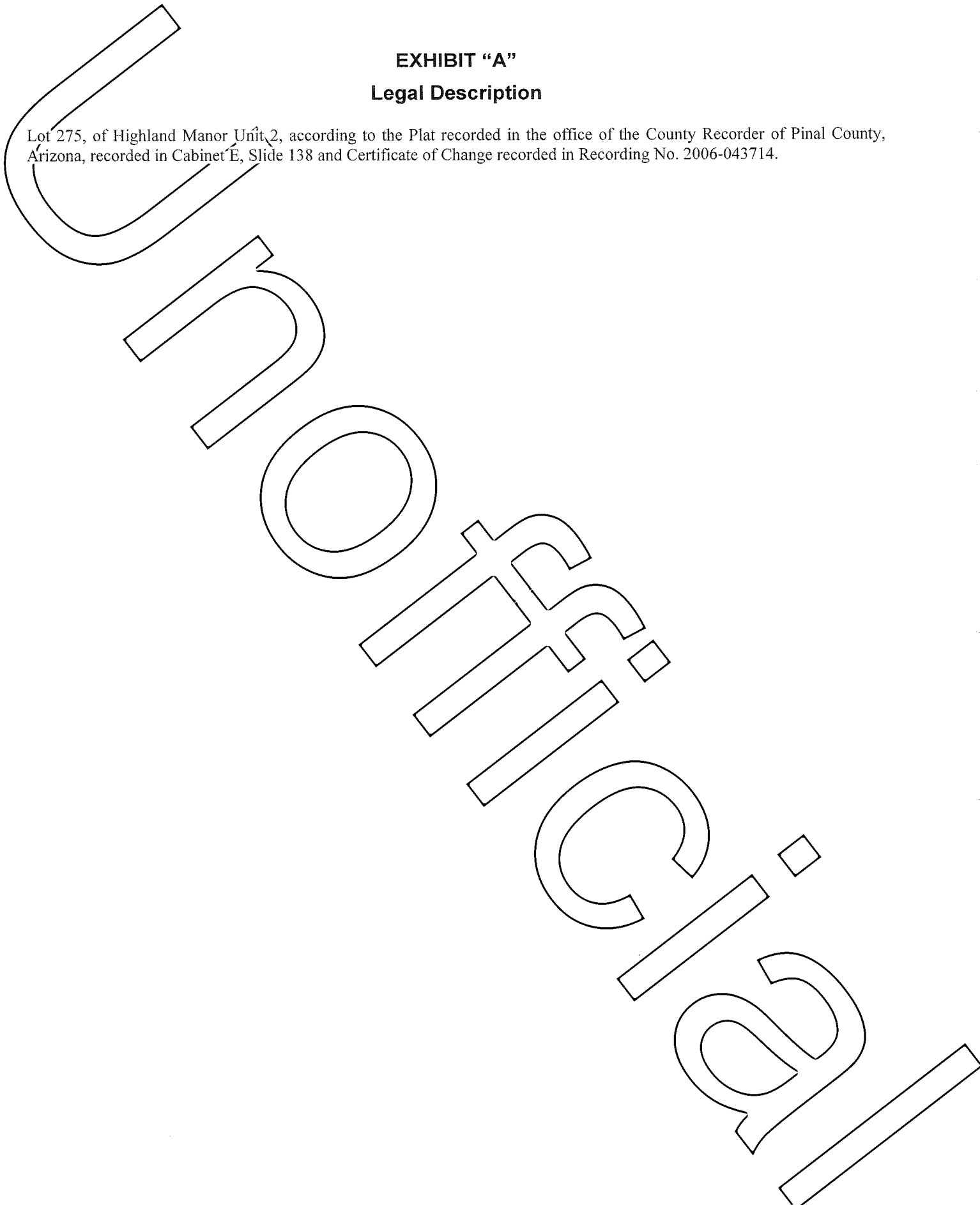




Notary Public

EXHIBIT "A"
Legal Description

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505 15 295
 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:

Stephen G Gentzkow
1545 E Judi Dr
Casa Grande, AZ 85122

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

Anthony James Williams
1464 Natasha Dr
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

1545 E Judi Dr
Casa Grande, AZ 85122

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

Anthony James Williams
1545 E Judi Dr
Casa Grande, AZ 85122

(b) Next tax payment due oct 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. 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:

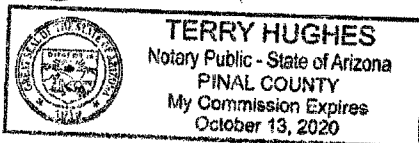
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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: [Signature]
 State of AZ County of Pinal
 Subscribed and sworn to before me on this 3 day of March 2020
 Notary Public: [Signature]
 Notary Expiration Date: 10/13/2020



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2020-021820
03/09/2020

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: \$ 270,000.00

11. DATE OF SALE (Numeric Digits): 01 / 2020
 Month / Year

12. DOWN PAYMENT \$ [Signature]

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:
 \$ 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):
Same as #

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

Signature of Buyer / Agent: [Signature]
 State of AZ County of Pinal
 Subscribed and sworn to before me on this 9 day of March 2020
 Notary Public: [Signature]
 Notary Expiration Date: 10/13/2020

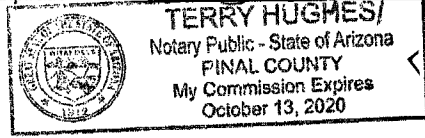


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