



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/26/2020 1607
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-029661

First Arizona Title Agency

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
Daniel Sturgeon
36069 W Cartegna Lane
Maricopa, AZ 85138

WARRANTY DEED

Escrow No. 10-202479 (BW)

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

Leland Cudworth and Nancy Cudworth, husband and wife, the GRANTOR does hereby convey to

Daniel Sturgeon, an unmarried person and Monica Marshall, an unmarried woman and Rachel Douglas, an unmarried woman, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 41, OF TORTOSA-NW PARCEL 12, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 99 AND CERTIFICATES OF CORRECTION RECORDED AS 2005-018363 OF OFFICIAL RECORDS AND AS 2005-062202 OF OFFICIAL RECORDS.

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.: 10-202479 (BW)
A.P.N.: 502-53-2870 8

Warranty Deed - continued

DATED: March 24, 2020

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Leland Cudworth
Leland Cudworth

Nancy Cudworth
Nancy Cudworth

STATE OF

AZ

County of

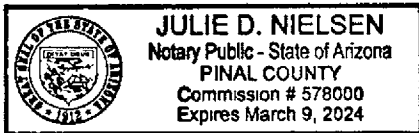
Pinal)
) ss

On March 25, 2020, before me, the undersigned Notary Public, personally appeared **Leland Cudworth and Nancy Cudworth**, 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: 3/09/2024

Julie D. Nielsen
Notary Public



ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated March 24, 2020 by and between **Leland Cudworth and Nancy Cudworth and Daniel Sturgeon and Monica Marshall and Rachel Douglas.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: March 24, 2020

[Signature]
Daniel Sturgeon
[Signature]
Rachel Douglas

[Signature]
Monica Marshall

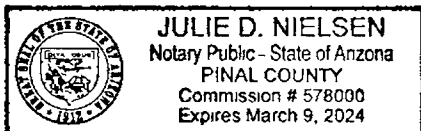
STATE OF AZ)
County of Pinal) ss.

On 3/24/2020, before me, the undersigned Notary Public, personally appeared **Daniel Sturgeon and Monica Marshall and Rachel Douglas**, 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: 3/09/2024

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel 502-53-2870 8
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.
Leland Cudworth and Nancy Cudworth
44307 W Adobe Circle
Maricopa, AZ 85138

3 (a) BUYER'S NAME AND ADDRESS:
Daniel Sturgeon and Monica Marshall and Rachel Douglas
51631 W Turney Ln
Maricopa, AZ 85138
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship _____

4. ADDRESS OF PROPERTY
36069 W Cartegna Lane
Maricopa, AZ 85138

5 (a) MAIL TAX BILL TO (Taxes due even if no bill received)
Daniel Sturgeon and Monica Marshall and Rachel Douglas
36069 W Cartegna Lane
Maricopa, AZ 85138
(b) Next tax payment due 10/2020

6. PROPERTY TYPE (for primary parcel) NOTE Check Only One Box
a Vacant land f Commercial or Industrial Use
b Single Family Residence g Agriculture
c Condo or Townhouse h Mobile or manufactured Home
 Affixed Not Affixed
d 2-4 Plex i Other Use, Specify _____
e Apartment Building

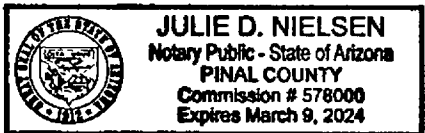
7 RESIDENTIAL BUYER'S USE If you checked b, c, d or h in item 6 above, please check one of the following
a To be used as a primary residence
b To be rented to someone other than a "qualified family member."
c To be used as a non-primary or secondary residence
See reverse side for definition of a "primary 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

Leland Cudworth
Signature of Seller Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 25th day of March 2020
Notary Public Julie D. Nielsen
Notary Expiration Date 3/09/2024

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2020-029661
RECORD DATE 03/26/2020

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: \$ 260,000.00 **00**
11 DATE OF SALE (Numeric Digits) 0 3 / 2 0 Month/Year
12. DOWN PAYMENT \$ 11,577 30 **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
f. Other financing, Specify _____
d Seller Loan (Carryback) (3) FHA

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

Phone _____

18 LEGAL DESCRIPTION (attach copy if necessary)
Lot 41, of TORTOSA, NW PARCEL 12 (E / 99)

[Signature]
Signature of Buyer / Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 25th day of March 2020
Notary Public Brandi Wallin
Notary Expiration Date 07/09/2021

