



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/30/2020 1600
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-030773

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

ANDREA SEVERSON-QUARBERG
DANNY C QUARBERG
N 6743 PINE RIDGE
DURANCE, WI 54736

ESCROW NO.: 01927892 - 822 - EMS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

James E Gusty and Erin M Gusty, husband and wife

do/does hereby convey to

Andrea Severson-Quarberg and Danny C Quarberg, wife and husband

the following real property situated in Pinal County, ARIZONA:

Lot 385, The Village at Copper Basin Unit 5A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and affidavit of correction recorded in Recording no. 2007-054065.

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.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: March 6, 2020

Grantor(s):

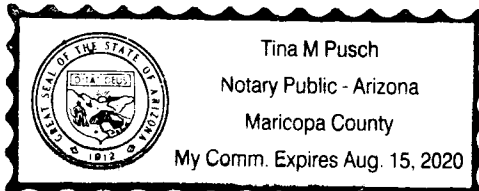
James E Gusty

Erin M Gusty

State of Arizona }
County of Pinal } ss:
Mano

On March 27, 2020, before me personally appeared **James E Gusty and Erin M Gusty**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



Notary Public
Commission Expires: 8/15/2020

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

Andrea Severson-Quarberg and Danny C Quarberg, wife and husband, each being first duly sworn upon oath each for himself or 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 March 6, 2020 , and executed by **James E Gusty and Erin M Gusty, husband and wife as community property with right of survivorship** as Grantors, to **Andrea Severson-Quarberg and Danny C Quarberg, wife and husband** as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, 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.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such 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: March 6, 2020

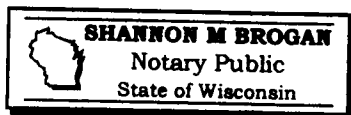
GRANTEES:

Andrea Severson-Quarberg Danny C Quarberg
Andrea Severson-Quarberg Danny C Quarberg

State of ~~Arizona~~ Wisconsin } SS:
County of ~~Pinal~~ Pepper
Wis

On March 26, 2020, before me personally appeared **Andrea Severson-Quarberg and Danny C Quarberg**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



Shannon M Brogan
Notary Public Shannon M. Brogan
Commission Expires: 9-11-2026

Exhibit A

Lot 385, The Village at Copper Basin Unit 5A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and affidavit of correction recorded in Recording no. 2007-054065.

Copper Basin

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-84-3850
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:

James E Gusty
3344 E Joseph Way
Gilbert, AZ 85295

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

Andrea Severson-Quarberg and Danny C Quarberg
N 6743 Pine Ridge
Durance, WI 54736

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

4. ADDRESS OF PROPERTY:

4136 E Graphite Rd
San Tan Valley, AZ 85143

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

Andrea Severson-Quarberg and Danny C Quarberg
N 6743 Pine Ridge
Durance, WI 54736

(b) Next tax payment due 10/1/2020

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" or "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 30 day of March 2020
Notary Public _____
Notary Expiration Date May 29, 2023

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-030773
RECORD DATE 03/30/2020

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: \$ 220,000.00

11. DATE OF SALE (Numeric Digits): 02/2020
Month / Year

12. DOWN PAYMENT \$ 22,000.00

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:
\$ 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):
James E Gusty
3344 E Joseph Way Gilbert, AZ 85295
Phone _____

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

Signature of Buyer / Agent _____
State of Wisconsin, County of Pepin
Subscribed and sworn to before me on this 26th day of March 2020
Notary Public Shannon M Brogan
Notary Expiration Date 9-11-2020

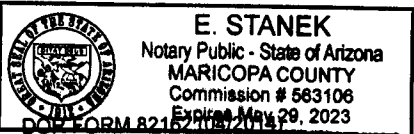


EXHIBIT "A"
Legal Description

Lot 385, The Village at Copper Basin Unit 5A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and affidavit of correction recorded in Recording no. 2007-054065.

Copper Basin