



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/06/2020 1420
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2020-032928

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

JOSHUA HAWKINS
387 W FLAME TREE AVE
SAN TAN VALLEY, AZ 85140

ESCROW NO.: 01928312 - 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,

Jason R Hiley, a married man, as his sole and separate property

do/does hereby convey to

Joshua Hawkins, an unmarried man and Erin Rosepapa, 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.

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

Dated: April 1, 2020

Grantor(s):

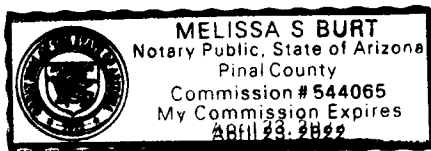
Jason R Hiley

State of Arizona _____
County of Pinal _____

} ss:

On April 4, 2020 before me personally appeared **Jason R Hiley**, 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: 4/23/2022

Exhibit A

Lot 834 Ironwood Crossing - Unit 2, according to the Plat recorded in Recording No. 2014-070575, records of Pinal County, Arizona;

EXCEPT all gas, oil, metals and mineral rights reserved to the State of Arizona as set forth in the Patent to said land.

IRONWOOD CROSSING

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

Joshua Hawkins, an unmarried man and Erin Rosepapa, an unmarried woman, 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 April 1, 2020 , and executed by **Jason R Hiley, a married man, as his sole and separate property** as Grantors, to **Joshua Hawkins, an unmarried man and Erin Rosepapa, an unmarried woman** as Grantees, and which conveys certain premises described as:

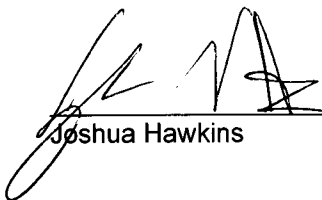
See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy 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 joint tenancy with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as joint tenancy with right of survivorship.

Dated: April 1, 2020

GRANTEES:


Joshua Hawkins

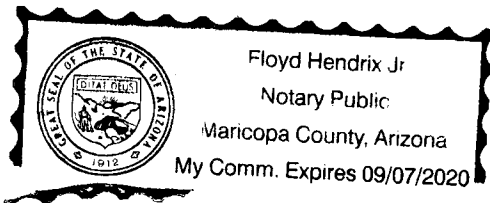

Erin Rosepapa

State of Arizona _____
County of Pinal Maricopa _____

} SS:

On April 6, 2020, before me personally appeared **Joshua Hawkins and Erin Rosepapa**, 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)



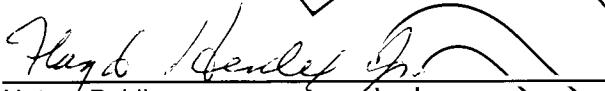

Notary Public
Commission Expires: 9/7/2020

Exhibit A

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Ironwood Crossing

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-54-1730
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:

Jason R Hiley
4116 E. Laurel Ave
GILBERT, AZ 85234

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

Joshua Hawkins
843 S Longmore Apt. 2039
Mesa, AZ 85202

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

4. ADDRESS OF PROPERTY:

387 W Flame Tree Ave
San Tan Valley, AZ 85140

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

Joshua Hawkins
same as #4

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

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- 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" 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 Pinal
Subscribed and sworn to before me on this 1st day of April 2020
Notary Public Melissa S Burt AKA Rhonda M Burt
Notary Expiration Date 4/23/2022

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2020-032928
04/06/2020

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: \$ 300,000.00

11. DATE OF SALE (Numeric Digits): 03/2020
Month / Year

12. DOWN PAYMENT \$ 5,434.00

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
(3) FHA
f. Other financing; Specify: _____
d. Seller Loan (Carryback)

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:

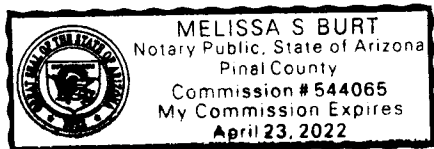
(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Jason R Hiley
same as #2
Phone _____

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

Signature of Buyer / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____



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

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843 S Longmore Apt. 2039
Mesa, AZ 85202

(b) Are the Buyer and Seller related? Yes No
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 Affixed Not Affixed
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Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

- 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**
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 - e. Quit Claim Deed
 - f. Other: _____

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briefly describe the Personal Property: _____

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Jason R Hiley
same as #2
Phone _____

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 Maricopa
Subscribed and sworn to before me on this 6 day of April 2020
Notary Public Floyd Hendrix Jr
Notary Expiration Date 9/7/2020

My Comm. Expires 09/07/2020
Maricopa County, Arizona
Notary Public
Floyd Hendrix Jr

My Comm. Expires 09/07/2020
Maricopa County, Arizona
Notary Public
Floyd Hendrix Jr

(DSI Rev. 5/17/2014)

EXHIBIT "A"
Legal Description

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