



Great American Title Agency, Inc.

DATE/TIME: 05/11/2020 1537 FEE: \$30.00 PAGES: 1 FEE NUMBER: 2020-044303

AFTER RECORDING MAIL TO: Kenneth J. Woodley 3917 N. Colorado Ave. Florence, AZ 85132

ESCROW No. 00577538-019-BW9

1/3

This area reserved for County Recorder

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations,

Clifford J McGinnis and Sharon L McGinnis, Husband and Wife, as Joint Tenants with Right of Survivorship

does hereby convey to

Kenneth J. Woodley, a married man, as his sole and separate property

the following real property situated in Pinal County, ARIZONA:

Lot 1091, of FLORENCE GARDENS UNIT D, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 18 of Maps, Page 37.

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.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Dated: 04/21/2020

Signature of Clifford J McGinnis

Clifford J McGinnis

Signature of Sharon L McGinnis

Sharon L McGinnis

STATE OF MN County of RAMSEY))ss

This instrument was acknowledged before me this by Clifford J McGinnis and Sharon L McGinnis

23rd OF APRIL, 2020

Notary Public

My commission will expire 01/31/2025

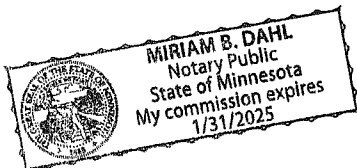


EXHIBIT "A"
Legal Description

Lot 1091, of FLORENCE GARDENS UNIT D, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 18 of Maps, Page 37.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-57-0520
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? None

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Clifford J McGinnis and Sharon L. McGinnis
1134 Leland Rd
Maplewood, MI 55109

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

Kenneth J. Woodley
PO Box 1629
Kayenta, AZ 86033

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

4. ADDRESS OF PROPERTY:

3917 N. Colorado Ave.
Florence, AZ 85132

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

Kenneth J. Woodley
3917 N. Colorado Ave.
Florence, AZ 85132

(b) Next tax payment due 5/2020

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
X 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.

FOR RECORDER'S USE ONLY

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: \$ 127,000.00

11. DATE OF SALE (Numeric Digits): 5/2020
Month / Year

12. DOWN PAYMENT \$ 12,304.76

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:

\$ 1,000.00 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):

BUYER AND SELLER HEREIN

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

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.

Clifford J. McGinnis
Signature of Seller / Agent

State of MI, County of RAMSEY

Subscribed and sworn to before me on this 23 day of APRIL 2020

Notary Public [Signature]

Notary Expiration Date 01/31/2025

Signed In Counterpart
Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

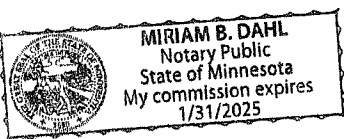


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FLORENCE GARDENS