



DATE/TIME: 06/30/2020 1501

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-062884

Recording Requested By:
Empire West Title Agency LLC

And When Recorded Mail To:
Clarence Foreman and Francine Foreman
43371 W McClelland Drive
Maricopa, AZ 85138

Escrow No. 125873EW-PB
1051

This area reserved for County
Recorder

WARRANTY DEED

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

Chance H. Jordan, an unmarried man

do hereby convey to

Clarence Foreman and Francine Foreman, husband and wife, as community property with rights of survivorship

the following described property situated in the County of Pinal, State of Arizona:

Lot 1, PARCEL 10 OF THE VILLAGES AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 195.

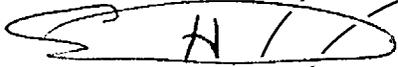
SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

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

Dated June 22, 2020

Warranty Deed

Escrow No. 125873EW


Chance H. Jordan

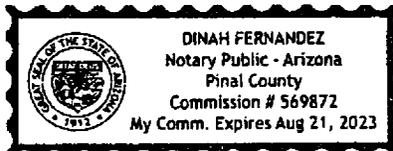
STATE OF ARIZONA)
County of PINAL)SS.

On JUNE 24, 2020, before me, the undersigned Notary Public, personally appeared **Chance H. Jordan**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (s) 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 his/her/their signature(s) on the instrument 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:
AUG. 21, 2023


Notary Public DINAH FERNANDEZ



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

THAT CERTAIN DEED DATED June 22, 2020, Wherein

Chance H. Jordan, an unmarried man

as Grantors, convey to

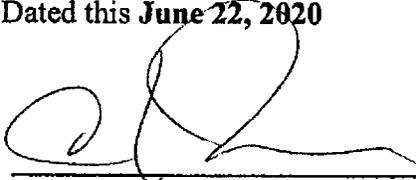
Clarence Foreman and Francine Foreman, husband and wife, as community property with rights of survivorship

not as tenants in common and not as joint tenants, but as community property with right of survivorship, the property legally described.

Lot 1, PARCEL 10 OF THE VILLAGES AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 195.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as community property with right of survivorship, and not as joint tenants, and not as Tenants in Common.

Dated this **June 22, 2020**



Clarence Foreman



Francine Foreman

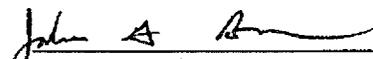
STATE OF Arizona)
County of Pinal)SS.

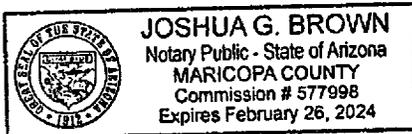
On 25th of June, 2020, before me, the undersigned Notary Public, personally appeared **Clarence Foreman and Francine Foreman, husband and wife**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument 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:

02/26/2024


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 512-08-3680
 BOOK MAP PARCEL SPLIT
 LETTER
 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 (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Chance H. Jordan
43371 W McClelland Drive
Maricopa, AZ 85138

3. (a) BUYER'S NAME AND ADDRESS:
Clarence Foreman and Francine Foreman
41070 W Hopper Drive
Maricopa, AZ 85138
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
43371 W McClelland Drive
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Clarence Foreman and Francine Foreman
43371 W McClelland Drive
Maricopa, AZ 85138
 (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
 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 "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in Item 6 above, indicate the number of units: _____
 For Apartment Properties, 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 d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$360,000.00

11. DATE OF SALE (Numeric Digits): 06 / 2020
 Month Year

12. DOWN PAYMENT: \$131,063.00

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
 d. Seller Loan (Carryback) (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% 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 Sales 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: _____

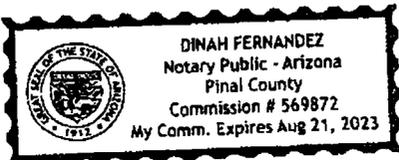
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Clarence Foreman and Francine Foreman
41070 W Hopper Drive
Maricopa, AZ 85138

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 1, PARCEL 10 OF THE VILLAGES AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 195.

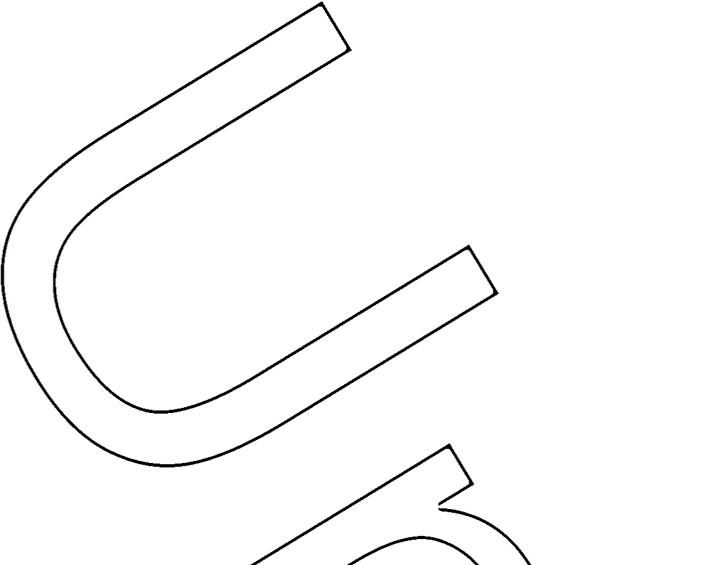
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent
 State of ARIZONA, County of PINAL
 Subscribed and sworn to before me this 24th day of JUNE 2020.
 Notary Public
 Notary Expiration Date Aug. 21, 2023
 DOR FORM 82162 (02/2019)

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



Signed in Counterpart



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LETTER

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8. If you checked e or f in item 6 above, indicate the number of units: _____
For Apartment Properties, 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 _____, County _____
of _____
Subscribed and sworn to before me this _____ day of _____
20____.
Notary Public _____
Notary Expiration Date _____
DOR FORM 824 (Rev. 2019)

Signed in Counterpart

FOR RECORDER'S USE ONLY

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:

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Signature of Buyer/Agent _____
State of _____ County of Pinal
Subscribed and sworn to before me this 25th day of June
2020.
Notary Public John S. Brown
Notary Expiration Date 02/26/2024

 **JOSHUA G. BROWN**
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 577998
Expires February 26, 2024