



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 07/31/2020 1201

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2020-074741

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Pamela Exley
175 South Stardust Lane
Apache Junction, AZ 85120

113

WARRANTY DEED

Escrow No. 240-6054340 (ckm)

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

Samuel M. Simmons and Brenda C. Simmons, husband and wife, the GRANTOR does hereby convey to

Pamela Exley, 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 58 OF SUNNY LANE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDE 78 AND AFFIDAVIT OF STREET NAME CHANGE RECORDED IN DOCKET 1340, PAGE 672.

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.

DATED: June 01, 2020

File No.: 240-6054340 (ckm)
A.P.N.: 101-09-1810 8

Warranty Deed - continued

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Samuel M. Simmons
Samuel M. Simmons

Brenda C. Simmons
Brenda C. Simmons

STATE OF AZ)
County of Pinal)ss.

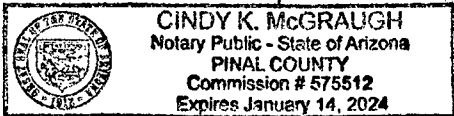
On 7/30, 2020, before me, the undersigned Notary Public, personally appeared **Samuel M. Simmons and Brenda C. Simmons**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me 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:

1/14/2024

Cindy K. McGraugh
Notary Public



Large diagonal watermark text: 'CINDY K. MCGRAUGH' and 'PINAL COUNTY'.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 101-09-1810 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:
Samuel M. Simmons and Brenda C. Simmons
438 N. Saguaro Drive
Apache Junction, AZ 85120

3. (a) BUYER'S NAME AND ADDRESS:
Pamela Exley
175 South Stardust Lane
Apache Junction, AZ 85120

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

4. ADDRESS OF PROPERTY:
175 South Stardust Lane
Apache Junction, AZ 85120

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Pamela Exley
175 South Stardust Lane
Apache Junction, AZ 85120
 (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. 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.

Brenda C. Simmons
 Signature of Seller / Agent
 State of _____, County of Pinal
 Subscribed and sworn to before me on this 30 day of July 2020
 Notary Public Cindy K. McGraugh
 Notary Expiration Date 1/14/2024

FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO 2020-074741
 RECORD DATE 07/31/2020

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: \$90,000.00 00

11. DATE OF SALE (Numeric Digits): 0 6 / 2 0 Month/Year

12. DOWN PAYMENT \$1,631.00 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) 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: \$ 0.00 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):
Pamela Exley
175 South Stardust Lane
Apache Junction, AZ 85120

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Attached

Pamela Exley
 Signature of Buyer / Agent
 State of _____, County of Pinal
 Subscribed and sworn to before me on this 30 day of July 2020
 Notary Public Cindy K. McGraugh
 Notary Expiration Date 1/14/2024

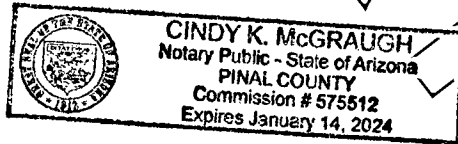
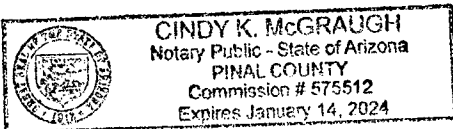


EXHIBIT 'A'

File No.: **240-6054340 (ckm)**

Property: **175 South Stardust Lane, Apache Junction, AZ 85120**

LOT 58 OF SUNNY LANE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDE 78 AND AFFIDAVIT OF STREET NAME CHANGE RECORDED IN DOCKET 1340, PAGE 672.

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