

RECORDING REQUESTED BY  
AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

TYLER J. BRAREN AND JILLIAN M. HAMBY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross

Electronically Recorded

DATE/TIME: 08/11/2020 1347

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2020-078949

Escrow #: 209147-057

1/2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Robin Diann Nolen, Married woman as her sole and separate property,**

do/does hereby convey to

**Tyler J. Braren, a single man and Jillian M. Hamby, a single woman,**

the following real property situated in Pinal County, Arizona:

Lot 81, of VISTA POINT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 73.

EXCEPT 1/16th of all oil, gases, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers, of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of court to be peculiarly essential to the production of fissionable material, whether or not of commercial value, as reserved to the State of Arizona, pursuant to Arizona Revised Statutes as patent recorded in Docket 1144, page 465, records of Pinal County, Arizona.

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.

**GRANTOR** does warrant the title against all persons whomsoever, subject to the matters set forth above.

**GRANTOR(S):**

[Signature]  
Robin Diann Nolen

Date: \_\_\_\_\_

State of Arizona

County of Maricopa

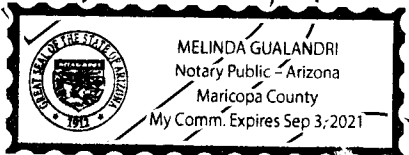
On this 31<sup>st</sup> day of July, 2020, before me personally appeared Robin Diann Nolen, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

[Signature]

Notary Public

My commission expires on 9.3.21

(Affix notary seal, here)



*Large diagonal watermark text: "FOR SALE"*

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

Escrow #: 209147-057

THAT certain deed dated July 30, 2020, Wherein

**Robin Diann Nolen, Married woman as her sole and separate property, Grantor(s),**  
convey to

**Tyler J. Braren, a single man and Jillian M. Hamby, a single man, Grantee(s),**

THAT each for himself or herself and jointly, but not for the other, affirm that the undersigned have offered to purchase the real property situated in Pinal County, Arizona, described as follows:

See Attached Exhibit A

THAT each of the undersigned individually and jointly as such Grantee hereby declare that is it their intention to accept such conveyance as joint tenants with right of survivorship, not as tenants in common, not as a community property estate and not as community property with right of survivorship.

THAT by the execution and delivery of this Acceptance of Joint Tenancy with Right of Survivorship, the undersigned intend to evidence their acceptance of said deed as joint tenancy with right of survivorship, and hereby direct and authorize this attachment to be attached to said deed, and to be recorded in the public record.

GRANTEE(S):

[Signature]  
Tyler J. Braren

[Signature]  
Jillian M. Hamby

Date: 8-10-2020

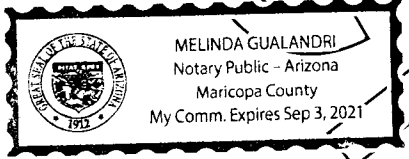
State of Arizona

County of Maricopa

On this 10<sup>th</sup> day of August, 2020, before me personally appeared Tyler J. Braren and Jillian M. Hamby, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

[Signature]  
Notary Public  
My commission expires on 9.3.21

(Affix notary seal here)



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 81, of VISTA POINT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 73.

EXCEPT 1/16th of all oil, gases, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers, of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of court to be peculiarly essential to the production of fissionable material, whether or not of commercial value, as reserved to the State of Arizona, pursuant to Arizona Revised Statutes as patent recorded in Docket 1144, page 465, records of Pinal County, Arizona.

WORLDWIDE

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 108-54-081  
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:

Robin Diann Nolen  
9535 East Kiva Lane  
Gold Canyon, AZ 85118

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

Tyler J. Braren and Jillian M. Hamby  
7812 E. Riverdale Circle  
Mesa, AZ 85207

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

4. ADDRESS OF PROPERTY:

9535 East Kiva Lane  
Gold Canyon, AZ 85118

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

Tyler J. Braren and Jillian M. Hamby  
9535 East Kiva Lane  
Gold Canyon AZ 85118

(b) Next tax payment due 10-01-2020

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" 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 DUELY 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.

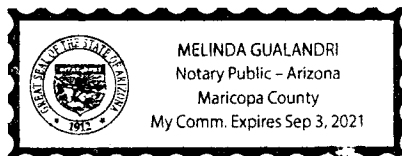
Signature of Seller / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 31<sup>st</sup> day of July, 2020

Notary Public [Signature]

Notary Expiration Date 9.3.21



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2020-078949  
RECORD DATE 08/11/2020

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: \$312,000.00

11. DATE OF SALE (Numeric Digits): 7/2020  
Month / Year

12. DOWN PAYMENT \$5,652.00

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):  
Buyer and Seller herein

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

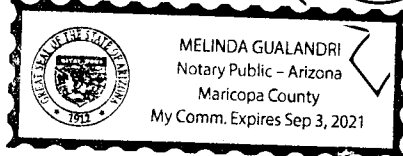
Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 10<sup>th</sup> day of Aug, 2020

Notary Public [Signature]

Notary Expiration Date 9.3.21



**EXHIBIT "A"**  
**Legal Description**

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WORLD'S