



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:
LARRY W. WHITMYER AND DARLA J. WHITMYER
4919 W MILKY WAY
CHANDLER, AZ 85226

DATE/TIME: 09/16/2020 1513
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-093120

ESCROW NO. 20-07-174606PE

1/2

Warranty Deed

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

BOJO ALLEN and KATHRYN ANN ALLEN, husband and wife
as GRANTOR(s)

do/does hereby convey to

LARRY WAYNE WHITMYER and DARLA JO WHITMYER, HUSBAND AND WIFE
as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

Lot 80, of SADDLE CREEK RANCH, according to Cabinet D, Slide 170, Records of Pinal County, Arizona.

APN: 509-50-1800

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

Acceptance is attached hereto and made a part herewith.

Dated: September 10, 2020

Warranty Deed

Escrow No. 20-07-174606PE
APN #: 509-50-1800

Grantor(s):

Bojo Allen
BOJO ALLEN

Kathryn Ann Allen
KATHRYN ANN ALLEN

State of ARIZONA

County of PIMA

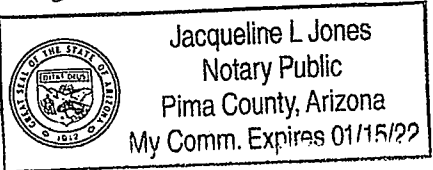
}
} SS:
}

On 9/11/2020, before me the undersigned Notary Public, personally appeared BOJO ALLEN and KATHRYN ANN ALLEN, 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Jacqueline L Jones*

My Commission Expires: 01/15/2022



COPIES

Acceptance of Community Property with Right of Survivorship

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 Grantee(s) named in that certain Deed attached hereto and which is dated September 10, 2020, and executed by BOJO ALLEN and KATHRYN ANN ALLEN, as Grantor(s), to LARRY WAYNE WHITMYER and DARLA JO WHITMYER, as Grantee(s), and which conveys certain premises described as:

Lot 80, of SADDLE CREEK RANCH, according to Cabinet D, Slide 170, Records of Pinal County, Arizona.

APN: 509-50-1800

To the Grantee(s) named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantee(s) hereby asserts and affirms that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated September 15, 2020


LARRY WAYNE WHITMYER


DARLA JO WHITMYER

State of ARIZONA

County of ~~PINAL~~ MARICOPA

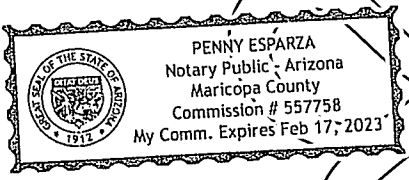
}
} SS:
}

On 9-15-2020, before me the undersigned Notary-Public, personally appeared LARRY WAYNE WHITMYER and DARLA JO WHITMYER, 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

My Commission Expires: 2-17-23



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 509 - 50 - 1800 -
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 (no more than four):
1. 3. 2. 4.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-093120
RECORD DATE 09/16/2020

2. Sellers Name and Address
BOJO ALLEN and KATHRYN ANN ALLEN
14242 N SILVERLEAF LN
MARANA AZ 85658

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:

3. (a) Buyers Name and Address
LARRY W. WHITMYER and DARLA J. WHITMYER
4919 W MILKY WAY
CHANDLER AZ 85226

10. SALES PRICE \$490,000.00
11. DATE OF SALE (Numeric Digits): 07 / 20
12. DOWN PAYMENT \$150,000.00

(b) Are the Buyer and Seller related? Yes No
If yes state relationship

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) FHA (3) VA
f. Other financing; Specify:

4. ADDRESS OF PROPERTY:
6506 W. QUARTER HORSE RUN
COOLIDGE AZ 85128

5. (a) MAIL TAX BILL TO:
LARRY W. WHITMYER
4919 W MILKY WAY
CHANDLER, AZ 85226
(b) Next tax payment due MARCH 2021

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:
\$
briefly describe the Personal Property:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check
Only One Box
a. Vacant Land: f. Commercial/Industrial:
b. SFR: g. Agricultural:
c. Condo or Townhouse: h. Mobile or Manufactured
d. 2-4 Plex: Home: Affixed Not Affixed
e. Apartment Building: i. Other Use; Specify:

15. PARTIAL INTEREST: If only a partial ownership interest
is being sold, briefly describe the partial interest:
NONE

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h
in Item 6 above, please check one of the following:
 To be used as a primary residence.
 To be rented to someone other than a "qualified family
member."
 Owner occupied not a primary residence.
See reverse side for definition of a "primary residence,
secondary residence" and "family member"

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address,
Phone):
Driggs Title Agency, Inc - 602-589-5300
4500 S. Lakeshore Dr. Tempe, AZ-85282

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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.

Diana Grazian
Signature of Seller/Agent

[Signature]
Signature of Buyer/Agent

State of AZ, County Of Maricopa

State of AZ, County Of Maricopa

Subscribed and sworn to before me this 15 day of 9 2020

Subscribed and sworn to before me this 15 day of Sept 2020

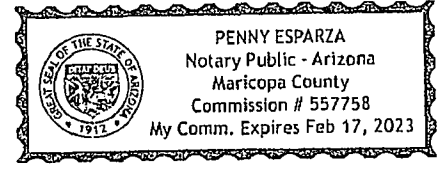
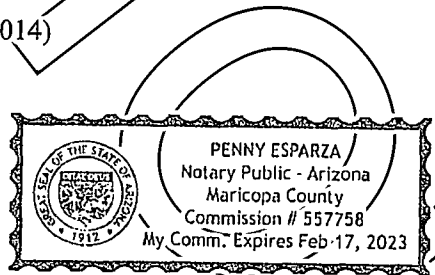
Notary Public [Signature]

Notary Public [Signature]

Notary Expiration Date 2-17-23

Notary Expiration Date 2-17-23

DOR FORM 82162 (04/2014)



Large diagonal watermark text: 'DRAFT' and 'Penny Esparza'.

Legal Description

Lot 80, of SADDLE CREEK RANCH, according to Cabinet D, Slide 170, Records of Pinal County, Arizona.

APN: 509-50-1800

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