



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 09/24/2020 1231
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2020-096443

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

THOMAS D LEAVITT
4255 E. PECOS RD. #1032
GILBERT, AZ 85295

ESCROW NO.: 01943245 - 822 - EMS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Ernie Moreno, a single man

do/does hereby convey to

Thomas D Leavitt and Jessica Leavitt, husband and wife

the following real property situated in Pinal County, ARIZONA:

Lot 45, of Final Plat for Parcel 2 at Circle Cross Ranch, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 86.

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

Dated: August 27, 2020

Grantor(s):



Ernie Moreno

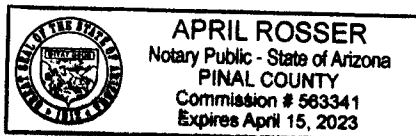
State of Arizona

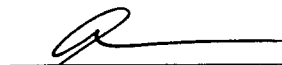
County of ~~Pinal~~ Maricopa

} ss:

On September 17, 2020, before me personally appeared **Ernie Moreno**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)




Notary Public

Commission Expires: April 15, 2023

ESCROW NO.: 01943245 822 EMS

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

Thomas D Leavitt and Jessica Leavitt, husband and wife, 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 Grantees named in that certain Deed attached hereto and which is dated August 27, 2020, and executed by **Ernie Moreno, a single man** as Grantors, to **Thomas D Leavitt and Jessica Leavitt, husband and wife** as Grantees, and which conveys certain premises described as:

Lot 45, of Final Plat for Parcel 2 at Circle Cross Ranch, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 86.

to the Grantees named therein, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such community property with 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: August 27, 2020

GRANTEES:

Thomas D Leavitt
Thomas D Leavitt

Jessica Leavitt
Jessica Leavitt

State of Arizona
County of Pinal Maricopa

} SS:

On September 24, 2020, before me personally appeared **Thomas D Leavitt and Jessica Leavitt**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



Cheri Loughrey
Notary Public
Commission Expires: 11/21/2021

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: **210-68-1710**
 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:

Ernie Moreno
384 W Jersey Way
San Tan Valley, AZ 85143

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

Thomas D Leavitt and Jessica Leavitt
4255 E. Pecos Rd. #1032
Gilbert, AZ 85295

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

4. ADDRESS OF PROPERTY:

384 W Jersey Way
San Tan Valley, AZ 85143

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

Thomas D Leavitt and Jessica Leavitt
384 W Jersey Way
San Tan Valley, AZ 85143

(b) Next tax payment due 3-1-2022 2021

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
 ☐ 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" or "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

COUNTY OF RECORDATION **PINAL**
 FEE NO **2020-096443**
 RECORD DATE **09/24/2020**

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:** \$ **288,000.00**

11. **DATE OF SALE (Numeric Digits):** 08 // 2020
 Month / Year

12. DOWN PAYMENT

\$ ~~12,500.00~~
14,400.00

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 f. ☐ Other financing; Specify: _____
 c. ☐ Assumption of existing loan(s)
 d. ☐ Seller Loan (Carryback)

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):

Ernie Moreno
384 W Jersey Way San Tan Valley, AZ 85143
 Phone 1

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.

Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 17 day of September 2020

Notary Public _____

Notary Expiration Date April 15, 2023

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 24th day of September 2020

Notary Public Cheri Loughrey

Notary Expiration Date 11/21/2021



APRIL ROSSER
 Notary Public - State of Arizona
 PINAL COUNTY
 Commission # 563341
 Expires April 15, 2023



CHERI LOUGHREY
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Commission Expires
 November 21, 2021

EXHIBIT "A"
Legal Description

Lot 45, of Final Plat for Parcel 2 at Circle Cross Ranch, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 86.

Proposed