



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 10/07/2020 1548
FEE: \$30.00
PAGES: 11
FEE NUMBER: 2020-101989

When recorded mail to:
Rosetta Ponder
5775 E. 20th Ave.
Apache Junction, AZ

(The above space reserved for recording information)

Warranty Deed

DOCUMENT TITLE

Recording 2019-074506
TO correct legal description
as shown as exhibit C

EXEMPT A.R.S. 11-1134 B2

DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART
OF YOUR DOCUMENT. THE CERTIFICATE OF RECORDATION WITH THE
FEE NUMBER IN THE UPPER RIGHT CORNER IS THE PERMANENT
REFERENCE NUMBER OF THIS DOCUMENT IN THE PINAL COUNTY
RECORDER'S OFFICE.

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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 09/09/2019 0926
FEE: \$30.00
PAGES: 9
FEE NUMBER: 2019-074506

Recording Requested By:
Troy G. Lepird
Dennis Ponder and Rosetta Ponder

And When Recorded Mail To:
Troy G. Lepird,
5721 E 20th Ave
Apache Junction, AZ 85119

Dennis W Ponder and Rosetta D Ponder
5775 E 20th Ave
Apache Junction, AZ 85119

Warranty Deed

For the consideration of Ten Dollars and other valuable consideration,

Troy G. Lepird, An Unmarried Man

("Grantor") owner of real property described in Exhibit "A" conveys to

Dennis Ponder and Rosetta Ponder, husband and wife

("Grantee") owners of real property described in Exhibit "B"

That portion of real property as described in Exhibit "C" situate in Pinal County, Arizona;

Creating real property as described in Exhibit "D" situate in Pinal County, Arizona as owned by "Grantee"

And Creating real property as described in Exhibit "E" situate in Pinal County, Arizona as owned by "Grantor"

And the Grantor does warrant the title against all persons whomsoever, subject to the matters above and in the above-mentioned Exhibits

RECORDED

Warranty Deed Continued

Dated: September 6, 2019

Troy G. Lepird
Troy G. Lepird

State of ARIZONA

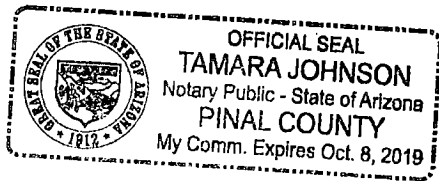
County of PINAL

On September 6, 2019, before me, the undersigned Notary Public, personal appeared Troy G. Lepird, 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: Oct. 8, 2019

Tamara Johnson
Notary Public



Warranty Deed Continued

Acceptance of Community Property with Right of Survivorship

This acceptance is to be attached to Warranty Deed dated September 6, 2019 by and between Troy G. Lepird and Dennis W. Ponder and Rosetta D. Ponder.

That each of the undersigned individually and jointly as such Grantees hereby declares that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with rights of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

Dated: September 6, 2019

Dennis W. Ponder

Dennis W. Ponder

Rosetta D. Ponder

Rosetta D. Ponder

State of Arizona

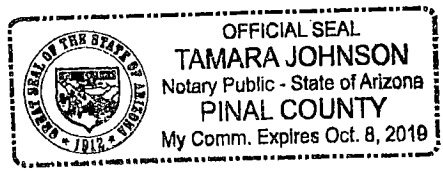
County of Pinal

On September 6, 2019, before me, the undersigned Notary Public, personal appeared Troy G. Lepird, 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: Oct. 8 2019

Tamara Johnson
Notary Public



CAZ Consulting Services LLC

12621 W Sierra St
El Mirage, AZ 85335
(602) 684-2325

Exhibit "A"

Parcel No. 1:

The South 10.00 feet of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except all the coal and other minerals as reserved by the United States of America in the Patent to said Land

Parcel No. 2:

The West Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except the South 10.00 Feet thereof; And

Except the North 25.00 Feet thereof; And

Except all the coal and other minerals as reserved by the United States of America in the Patent to said Land

Parcel No. 3:

The North 5.00 Feet of the South 15.00 feet of the East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except all the coal and other minerals as reserved by the United States of America in the Patent to said Land

CAZ Consulting Services LLC

12621 W Sierra St
El Mirage, AZ 85335
(602) 684-2325

Exhibit "B"

The East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
Except the South 15.00 Feet thereof; And
Except the North 25.00 Feet thereof; And
Except all the coal and other minerals as reserved by the United States of America in the Patent to said Land.

CAZ Consulting Services LLC

12621 W Sierra St
El Mirage, AZ 85335
(602) 684-2325

Exhibit "C"

Parcel No. 1:

The South 10.00 feet of the East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except all the coal and other minerals as reserved by the United States of America in the Patent to said Land

Parcel No. 3:

The North 5.00 Feet of the South 15.00 feet of the East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except all the coal and other minerals as reserved by the United States of America in the Patent to said Land.

CAZ Consulting Services LLC

12621 W Sierra St
El Mirage, AZ 85335
(602) 684-2325

Exhibit "D"

The East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
Except the North 25.00 Feet thereof; And
Except all the coal and other minerals as reserved by the United States of America in the Patent to said Land

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El Mirage, AZ 85335
(602) 684-2325

Exhibit "E"

The West Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except the North 25.00 Feet thereof; And

Except all the coal and other minerals as reserved by the United States of America in the Patent to said Land

I Troy Lepird Agree to sell to Dennis And Rosetta Ponder
A- 5' x 165' strip on the south end of parcel
#10315007Q that joins their parcel # 10315007P
I also agree to sell a 10' x 165' strip on the south
end of parcel #10315007N that will also join
their parcel # 10315007P
Total footage will be 15' x 165' to be added to their
parcel #10315007P
Selling price \$1000.00

Date: 9/10/19

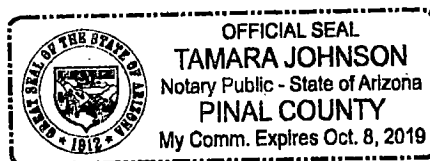
Signature:

Troy Lepird
Rosetta Ponder
Dennis Ponder

Tamara Johnson

9/10/2019

exp. Oct. 8, 2019



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 103-15-007-0
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? 1

Please list the additional parcels below (attach list if necessary):

(1) 10315007N (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

FE09 G. Lepard
5721 E. 20th Ave.
Apache Junction, AZ 85119

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

Dennis W and Rosetta D. Ponder
5775 E. 20th Ave
Apache Junction, AZ - 85119

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

4. ADDRESS OF PROPERTY:

5721 E. 20th Ave.
Apache Junction, AZ.

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

Dennis W and Rosetta Ponder
5775 E. 20th Ave.
Apache Junction, AZ, 85119

(b) Next tax payment due _____

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 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 on this 7th day of September 2019

Notary Public

Notary Expiration Date 6-14-2022

DOR FORM 82162 (04/2014)



Dawn Vargas
Notary Public
Pinal County, Arizona
My Comm. Expires 06-14-2022

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: **09/09/2019 09:26 AM**

FEE NUMBER: **2019-074506_AOPV**

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: \$ 1000 00

11. DATE OF SALE (Numeric Digits): 09/09
Month / Year

12. DOWN PAYMENT \$ _____ 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):

Rosetta Ponder
5775 E. 20th Ave.
Apache Junction, AZ 85119

18. LEGAL DESCRIPTION (attach copy if necessary):

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 7th day of September 2019

Notary Public

Notary Expiration Date 6-14-2022



Dawn Vargas
Notary Public
Pinal County, Arizona
My Comm. Expires 06-14-2022