



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 10/13/2020 1416

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-103930

50.00

RECORDING REQUESTED BY:

Security Title Agency, Inc.

Escrow No.: 64200919-064-KD2

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

Jacob Miller

9017 W. Dove Roost Rd.

Queen Creek, AZ 85142

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Kirk Church and Cynthia Church, Husband and Wife as Community Property with Right of Survivorship

("Grantor") conveys to

Jacob Miller, An Unmarried Man

the following real property situated in **Pinal County, ARIZONA:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: October 6, 2020

Grantor(s):

Kirk Church
Kirk Church

Cynthia Church
Cynthia Church

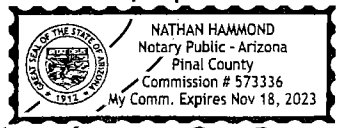
NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of ARIZONA
County of PINAL

The foregoing document was acknowledged before me this 7 day of OCT 2020

by Kirk Church and Cynthia Church

(Seal)



Nathan Hammond
Notary Public

WARRANTY DEED

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN TAN VALLEY, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 58, of JOHNSON RANCH UNIT 23B, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 133.

Johnson Ranch

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-76-058
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:

Kirk Church
412 E. Red Mesa Trail
San Tan Valley, AZ 85143

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

Jacob Miller
9017 W. Dove Roost Rd.
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:

412 E. Red Mesa Trail
San Tan Valley, AZ 85143

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

Jacob Miller
412 E. Red Mesa Trail
San Tan Valley, AZ 85143

(b) Next tax payment due April 1, 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" 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.

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2020-103930
RECORD DATE 10/13/2020

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: \$ 316,000.00

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

12. DOWN PAYMENT \$ 15,800.00

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):

Buyer and Seller Herein

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 13 day of Oct. 2020
Notary Public: Rosa Mundschau
Notary Expiration Date: 5-6-21

Signature of Buyer / Agent: _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 13 day of October 2020
Notary Public: _____
Notary Expiration Date: 01/05/21

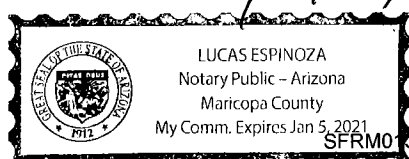
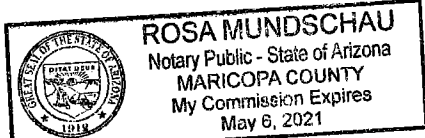


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