



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 10/21/2020 1603

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-107480

RECORDING REQUESTED BY  
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

STEPHEN D. WILLIAMS  
LUCINDA ANN WILLIAMS  
44080 WEST PALO NUEZ STREET  
MARICOPA AZ 85138

ESCROW NO.: 01947167 -827- JEB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Warranty Deed

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

**Anthony J Jandron and Brittany P. Jandron, husband and wife as community property with right of survivorship**

do/does hereby convey to

**Stephen D. Williams and Lucinda A. Williams, husband and wife**

the following real property situated in Pinal County, ARIZONA:

Lot 225, Palo Brea, according to the Plat thereof of record in the office of the county recorder of Pinal County, Arizona, in Cabinet E, Slide 196.

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: October 15, 2020

Grantor(s):

Anthony J Jandron

Brittany P Jandron

State of Arizona  
County of ~~Pinal~~ <sup>SS</sup> Maricopa } SS:

On October 19<sup>th</sup>, 2020 before me personally appeared Anthony J Jandron and Brittany P Jandron, 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)

Shari Steveson Notary Public  
Notary Public  
Commission Expires: 07.18.2023



*Large diagonal watermark text: "SHARI STEVESON"*

ESCROW NO.: 01947167 827 JEB

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

~~Stephen Dean Williams and Lucinda Ann Williams, 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 October 15, 2020 , and executed by ~~Anthony J Jandron and Brittany P Jandron, husband and wife as community property with right of survivorship~~ as Grantors, to ~~Stephen Dean Williams and Lucinda Ann Williams, husband and wife~~ as Grantees, and which conveys certain premises described as:

Lot 225, Palo Brea, according to the Plat thereof of record in the office of the county recorder of Pinal County, Arizona, in Cabinet E, Slide 196.

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: October 15, 2020

GRANTEES:

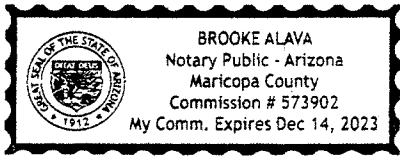
Stephen D. Williams  
Stephen Dean Williams

Lucinda Ann Williams  
Lucinda Ann Williams

State of Arizona  
County of Pinal MARICOPA } SS:

On October 20, 2020, before me personally appeared - Stephen Dean Williams and Lucinda Ann Williams, 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)



Brooke Alava  
Notary Public  
Commission Expires: 12-14-2023

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-10-225  
 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? 0

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

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Anthony J Jandron  
44080 W. Palo Nuez St  
Maricopa, AZ 85138-3561

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

Stephen Dean Williams and Lucinda Ann Williams  
1843 E Palm Beach Dr  
Chandler, AZ 85249

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

4. ADDRESS OF PROPERTY:

44080 W. Palo Nuez St  
Maricopa, AZ 85138-3561

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

Stephen Dean Williams and Lucinda Ann Williams  
44080 W. Palo Nuez St  
Maricopa, AZ 85138-3561

(b) Next tax payment due 03/01/2020

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" 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 2020-107480  
 RECORD DATE 10/21/2020

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: \$ 381,500.00

11. DATE OF SALE (Numeric Digits): 09/2020  
 Month / Year

12. DOWN PAYMENT \$ 100,000.00

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 HEREWITH**

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 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 19<sup>th</sup> day of October 2020  
 Notary Public Shari Steveson notary public  
 Notary Expiration Date 07.18.2023

Signature of Buyer / Agent \_\_\_\_\_  
 State of \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

SIGNED IN COUNTERPART



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

Lot 225, Palo Brea, according to the Plat thereof of record in the office of the county recorder of Pinal County, Arizona, in Cabinet E, Slide 196.

WORLDWIDE

**AFFIDAVIT OF PROPERTY VALUE**

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**SIGNED IN COUNTERPART**

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

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

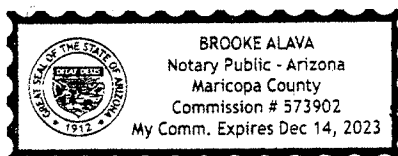
Stephen D. Williams Lucinda A. Williams  
Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 20 day of October 2020

Notary Public Brooke Alava

Notary Expiration Date 12-14-2023



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WORLDWIDE