



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/23/2020 1246
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2020-108415

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4729015298
WHEN RECORDED MAIL TO
Daniel Sallus, Caitlyn Sallus
5320 Morning Sage Way
San Diego, CA 92130

1 of 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Robert Carpenter, Trustee and Georgia Elizabeth Carpenter, Trustee of The Carpenter Family Trust dated January 17, 2019

Do hereby convey to Daniel Sallus and Caitlyn Sallus, husband and wife

the following real property situated in Pinal County, Arizona:

See "Exhibit A" attached hereto and made a part hereof.

Pursuant to ARS 33-404, Beneficiaries names and addresses are attached.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

Dated: October 20, 2020

The Carpenter Family Trust dated January 17, 2019

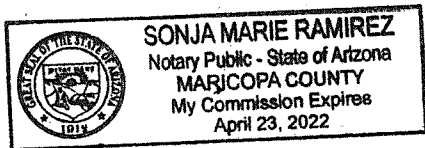
By: Robert Carpenter
Robert Carpenter, Trustee

By: Georgia Elizabeth Carpenter
Georgia Elizabeth Carpenter, Trustee

State of AZ
County of Maricopa

The foregoing instrument was acknowledged before me this 21st day of October, 2020 by Robert Carpenter and Georgia Elizabeth Carpenter as Trustee(s) of Carpenter Family Trust.

WITNESS my hand and official seal.
[Signature]
Notary Public



Escrow No.: 4729015298

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Daniel Sallus and Caitlyn Sallus, each being duly sworn upon oath 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 Warranty deed which is Dated October 20, 2020 and executed by Robert Carpenter, Trustee and Georgia Elizabeth Carpenter, Trustee of The Carpenter Family Trust dated January 17, 2019, as Grantor and Daniel Sallus and Caitlyn Sallus, husband and wife, as Grantee and which instrument concerns the following described property:

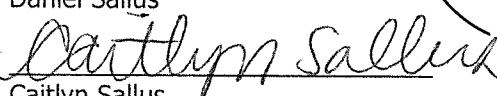
See "Exhibit A" attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.



Daniel Sallus



Caitlyn Sallus

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____

Notary Public

See Attached
Notarial Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 10.21.2020 before me, Mark Anthony Garcia, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Daniel Sallus
Name(s) of Signer(s)
Eshtyn Sallus

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

NAME OF TRUST: Carpenter Family Trust

DATED: January 17, 2019

Pursuant to ARS 33-404, the beneficiaries of the above named trust are:

1. Tonya Kay Hughes Tonya Kay Hughes
3817 E. Fountain Street 3817 E. Fountain Street
Mesa, AZ 85205 Mesa, AZ 85205
2. ROBERT RUSSEL CARPENTER Robert Russel Carpenter
3817 E. Fountain Street 3817 E. Fountain Street
Mesa, AZ 85205 Mesa, AZ 85205
3. _____

The above beneficiaries disclosure was provided by the undersigned Trustee(s), and is an accurate list of all the beneficiaries under the referenced Trust Agreement.

Dated this 20th day of October, 2020.

Robert Carpenter TRUSTEE
Robert Carpenter, Trustee

Georgia Elizabeth Carpenter, TRUSTEE
Georgia Elizabeth Carpenter, Trustee

TRUSTEES

ORDER NO. : 4729015298

EXHIBIT A

Lot-780, Pecan Creek South Unit 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 186.

UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109 - 31 - 7820 -
 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? none

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

(1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Carpenter Family Trust
 960 E. Leslie Avenue
 San Tan Valley AZ 85140

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

DANIEL SALLUS, CAITLYN SALLUS
 1516 Cravens Ave., Unit 8
 Torrance CA 90501

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

4. ADDRESS OF PROPERTY:

960 E. Leslie Avenue, San Tan Valley, Arizona 85140

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

DANIEL SALLUS, CAITLYN SALLUS
1516 Cravens Ave. Unit 8
Torrance CA 90501
 (b) Next tax payment due 4/2021

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.

COUNTY OF RECORDATION PINAL
 FEE NO 2020-108415
 RECORD DATE 10/23/2020

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: \$ 280,000. 00

11. DATE OF SALE (Numeric Digits): 09 / 20
 Month / Year

12. DOWN PAYMENT \$ 280,000 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 AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

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 _____

Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

State of _____, County of _____

Subscribed and sworn to before me on this 23rd day of Oct 2020

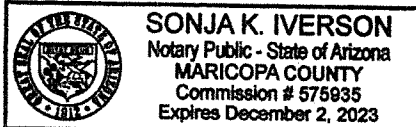
Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Public _____

Notary Expiration Date 12/31/2023

Notary Expiration Date _____



See Attached
 Notarial Certificate

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