



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 10/28/2020 1205

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2020-110274

WHEN RECORDED MAIL TO:

Phillip Hardy
36934 W. Leonessa Ave
Maricopa, AZ 85138

RECORDED ELECTRONICALLY
BY SECURITY TITLE

Escrow No. 49200660

The Warranty Deed is being re-recorded for the sole purpose to
record documents in the correct County

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES

20200602416 07/07/2020 02:03
ELECTRONIC RECORDING

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 49200660-049-KMT

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Phillip Hardy
36934 W. Leonessa Ave
Maricopa, AZ 85138

49200660-3-4-1--
yorkm

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Leonard J. Bratspir and Linda Bratspir, Husband and wife

("Grantor") conveys to

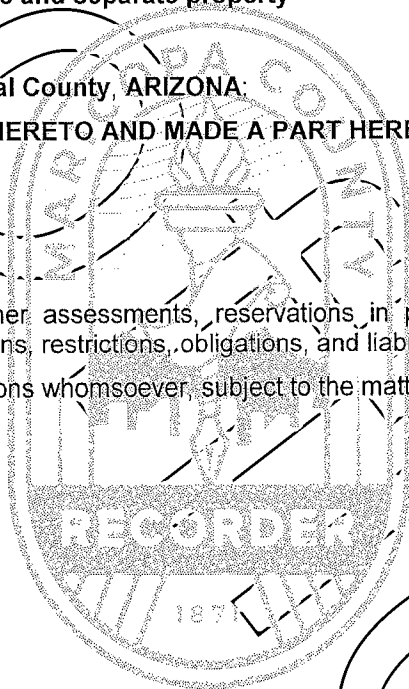
Phillip Hardy, a married man as his sole and separate property

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.



49200660-3-4-1--

<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=243859> [20200602416] 4 Pages

Dated: July 2, 2020

Grantor(s):

Leonard J. Bratspir

Leonard J. Bratspir

Linda Bratspir

Linda Bratspir

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona
County of Maricopa

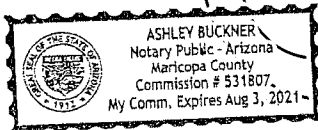
The foregoing document was acknowledged before me this

2nd

day of

July, 2020by Leonard J. Bratspir and Linda Bratspir

(Seal)

*Ashley Buckner*
Notary Public

http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=243859 [20200602416] 4 Pages

EXHIBIT "A"
Legal Description

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

Lot 93, of Sorrento Parcel 3, according to the Plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 87.

Unofficial

<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=243859> [20200602416] 4 Pages

20200602416
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES



The foregoing instrument is an
electronically prepared
full, true and correct copy
of the original record in this
office.

Attest: 10/27/2020 06:57:24 AM

By Adrian Fontes Recorder

To Verify this purchase visit
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=243859>

WHEN RECORDED MAIL TO:

Phillip Hardy
36934 W. Leonessa Ave
Maricopa, AZ 85138
RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY

COUNTY OF RECORDATION	PINAL
FEE NO	2020-110274
RECORD DATE	10/28/2020

Escrow No. 49200660

The Affidavit of Property Value is being re-recorded for the sole
purpose to record in the correct County

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER

ADRIAN FONTES

20200602416 07/07/2020 02:03

ELECTRONIC RECORDING

SALES AFFIDAVIT

49200660-2-4-2-Y-

yorkm

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-54-336
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:

Leonard J. Bratspir
36934 W. Leonessa Ave
Maricopa, AZ 85138

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

Phillip Hardy
36934 W. Leonessa Ave
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

36934 W. Leonessa Ave
Maricopa, AZ 85138

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

Phillip Hardy
36934 W. Leonessa Ave
Maricopa, AZ 85138

(b) Next tax payment due Oct. 1 2020

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
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:

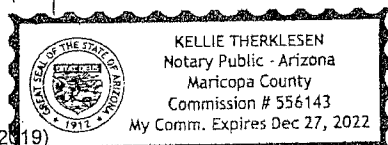
- a. ☒ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.

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.

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 7 day of July 2020
Notary Public _____
Notary Expiration Date 12/27/22



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: \$ 310,000.00

11. DATE OF SALE (Numeric Digits): 06 / 20
Month / Year

12. DOWN PAYMENT \$ 0

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☒ VA
d. ☐ Seller Loan (Carryback) (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:

\$ 1 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.

Signature of Buyer / Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 6 day of July 2020
Notary Public _____
Notary Expiration Date 8/3/21

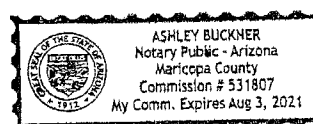


EXHIBIT "A"
Legal Description

Lot 93, of Sorrento Parcel 3, according to the Plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 87.

Unofficial

20200602416

I hereby certify that this is an
electronically prepared
copy of a filed affidavit at the
Maricopa County Recorder's Office



ADRIAN FONTES, County Recorder
In and for the county of
Maricopa, state of Arizona
10/27/2020 06:58:30 AM

By Adrian Fontes Recorder

To Verify this purchase visit
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=243861>