RECORDING REQUESTED BY:

Security Title Agency, Inc.

Eșcrow, No.: 63201453-063-MJ4

WHEN RECORDED MAIL DOCUMENT AND

TAX STATEMENT TO:

Claudio A Grisanty 1252 E Saddle Way San Tan Valley, AZ 85143



OFFICIAL RECORDS OF PINAL COUNTY RECORDER Virginia Ross

Electronically Recorded

DATE/TIME: 11/09/2020 1610

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2020-115599

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Gordon G Ostertag and Alice'l Ostertag, Husband and Wife

("Grantor") conveys to

Claudio A Grisanty, An Unmarriéd Man

the following real property situated in Pinal County, ARIZONA:

Lot 79, of Final Plat Of Johnson Ranch-Unit 29, according to The Plat of record In The Office Of The County Recorder of Pinal County, Arizona Recorded In Cabinet E, Slide 23 and thereafter Affidavit of correction recorded in Recording No. 2006-075272.

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 15, 2020

Last Saved: 10/15/2020 8:04 AM by MJ4 Escrow No.: 63201453-063-MJ4

Warranty Deed DEED0075 (DSI Rev. 03/13/20)

Grantor(s):	
Gordon'G Østertag	Alice I Ostertag
NOTARY ACKNOWLEDGEMEN	IT(S) TO WARRANTY DEED
State of	modeland man
The foregoing document was acknowledged before me this	15 day of October 2020
by Gordon G Ostertag and Alice I Ostertag	
(Seal) M/J. SCHAFER Notary Public - State of Arizona MARICOPA COUNTY My Commission Expires May 11. 2022	Notary Public

Warranty Deed DEED0075 (DSI Rev. 03/13/20) Last Saved: 10/15/2020 8:04 AM by MJ4 Escrow No. : 63201453-063-MJ4

AFFIDAVIT OF PROPERTY VALUE	
1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	FOR RECORDER'S USE ONLY
Primary, Parcel: 210-70-6180	COUNTY OF RECORDATION PINAL
BOOK MAP PARCEL SPLIT	FEE NO 2020-115599 RECORD DATE 11/09/2020
Does this sale include any parcels that are being split / divided?	11700/2020
Check one: Yes No 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:	9. TYPE OF DEED OR INSTRUMENT (Check Only One Box): a. ✓ Warranty Deed d. □ Contract or Agreement
Gordon G Ostertag	b. □ Special Warranty Deed e. □ Quit Claim Deed
Box 325 / / \ \	c. Joint Tenancy Deed f. Other:
Carseland, Albérta CÁNADA TOJ 0M0 / 1	10. SALE PRICE: \$ 240,000.00
3. (a) BUYER'S NAME AND ADDRESS:	11. DATE OF SALE (Numeric Digits): 10 / 20
Claudio A Grisanty	Month / Year
1246 E Saddle Way	12. DOWN PAYMENT \$ 4368-38
San Tan Valley, AZ 85143	13. METHOD OF FINANCING:
(b) Are the Buyer and Seller related? Yes □ No ✓	a. □ Cash (100% of Sale Price) e. ✓ New loan(s) from financial institution:
If Yes, state relationship:	b. ☐ Barter or trade (1) ☐ Conventional
4. ADDRESS OF PROPERTY:	(2) □ VA c. □ Assumption of existing loan(s) (3) □ FHA
1252 E Saddle Way San Tan Valley, AZ 85143	f. ☐ Other financing; Specify:
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	14. PERSONAL PROPERTY (see reverse side for definition):
Claudio A Grisanty	(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes □ No ✓
1252 E Saddle Way	(b) If Yes, provide the dollar amount of the Personal Property:
San Tan Valley, AZ 85143	S D OO AND
	briefly describe the Personal Property:
(b) Next tax payment due March 2021	15. PARTIAL INTEREST: If only a partial ownership interest is being sold,
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box	briefly describe the partial interest:
a. □ Vacant Land f. □ Commercial or Industrial Use b. ✓ Single Family Residence g. □ Agricultural	16. SOLAR / ENERGY EFFICIENT COMPONENTS:
c. Condo or Townhouse	(a) Did the Sale price in Item 10 include solar energy devises, energy
☐ Affixed ☐ Not Affixed	efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by
d. □ 2-4 Plex i. □ Other Use; Specify:	5 percent or more? Yes □ No ✓
e. Apartment Building	If Yes, briefly describe the solar / energy efficient components:
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.	AT PARTY COMPLETING AFFIRM AT A Literal Phase Number of
 b. □ To be rented to someone other than a "qualified family member." c. □ To be used as a non-primary or secondary residence. 	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): Buyer and Seller Herewith
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:	18. LEGAL DESCRIPTION (attach copy if necessary):
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.	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 DESCRIBE	D PROPERTY!
(Vestoties	Hritary Hill
Sinday of Soller / Agost	Signature of Puver / Agent
Signature of Seller / Agent	Signature of Buyer / Agent State of An Zen A . County of MCCCT Co Del
State of Antona, County of Markeya	
Subscribed and sworn to before me on this Sday of OCOSE 200	Subscribed and sworn to before me on this <u>Gay</u> of <u>November 20</u> 20
Notary Public	Notary Public May /// 2007)
Notary Expiration Date May 11, 303	Notary Expiration Date May 11 70 3
	M. J. SCHAFER
M. J. SCHAFER	Notary Public - State of Arizona
Motary Public - State of Arizona	MARICOPA COUNTY My Commission Expires
DOR FORM 82162 (02/2019) MARICOPA COUNTY My Commission Expires	May 11, 312RM0135 (DSI Rev. 01/24/20)
May 11, 2022	

EXHIBIT "A" Legal Description

Lot 79, of Final Plat Of Johnson Ranch Unit 29, according to The Plat of record In The Office Of The County Recorder of Pinal County, Arizona Recorded In Cabinet E, Slide 23 and thereafter Affidavit of correction recorded in Recording No. 2006-075272.

