



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 11/23/2020 16:17  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2020-122042

**RECORDING REQUESTED BY:**

Grand Canyon Title Agency, A division of  
FNTA

**Escrow No.:** 40118295-040-MW

**Title No.:** 40118295

**WHEN RECORDED MAIL DOCUMENT**

**TO:**

**Stephen J. Hunt**

**Sandra J. Gross**

**2380 North Horseshoe Circle**

**Casa Grande, AZ 85122**

APN: 509-60-1780

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Absolute Remodeling & Construction, Inc., An Arizona Corporation**

("Grantor") conveys to

**Stephen J. Hunt and Sandra J. Gross, Trustees of The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018**

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

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

Pursuant to ARS Section 33-404, the names and addresses of the beneficiaries of The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018 are:

**Stephen J. Hunt and Sandra J. Gross  
2380 North Horseshoe Circle  
Casa Grande, AZ 85122**

**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.

Escrow No.: 40118295-040-MW

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

Lots 78, Chaparral Estates Unit 2, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet G, Slide 72.

Chaparral

Grantor(s):

**Absolute Remodeling & Construction, Inc.,  
An Arizona Corporation**

James Brandon Suor, President

11/19/2020  
Date

**NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED**

State of Arizona )  
County of Pinal ) SS:

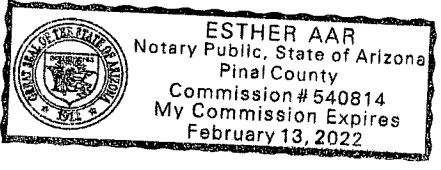
The foregoing document was acknowledged before me this 19<sup>th</sup> day of Nov 2020

by James Brandon Suor,  
the President of Absolute Remodeling & Construction, Inc., An Arizona Corporation

(Seal)

Esther AAR  
Notary Public

My commission expires: 2/13/2022



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-60-1780  
 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:

Absolute Remodeling & Construction, Inc., An Arizona Corporation  
861 W Gila Bend Highway  
Casa Grande, AZ 85122

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

The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018  
2380 North Horseshoe Circle  
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

9972 West Ironwood Drive  
Casa Grande, AZ 85194

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

The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018  
2380 North Horseshoe Circle  
Casa Grande, AZ 85122

(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:

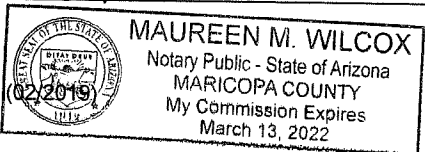
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

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.

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.

Jaye Berumen  
 Signature of Seller/Agent EO  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 22nd day of November 2020  
 Notary Public Maureen M Wilcox  
 Notary Expiration Date 3/13/2022



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2020-122042  
 RECORD DATE 11/23/2020

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: \$ 50,000.00

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

12. DOWN PAYMENT \$ 50,000.00

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: \_\_\_\_\_

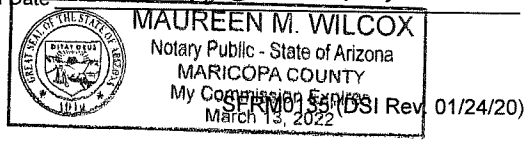
16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(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 HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Jaye Berumen  
 Signature of Buyer/Agent EO  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 22nd day of November 2020  
 Notary Public Maureen M Wilcox  
 Notary Expiration Date 3/13/2022



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

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