



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY
Magnus Title Agency

AND WHEN RECORDED MAIL TO:
**Thomas Sheldon Snelling Lawrence Jr.
and Ashley Barnes**

DATE/TIME: 12/10/2020 1531
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2020-129146

ESCROW NO.: 08120208-831-JPB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed


For the consideration of Ten Dollars, and other valuable considerations, I or we,
Richmond E Clements Jr., An Unmarried Man and Karla Mcgrail, An Unmarried Woman
do/does hereby convey to
Thomas Sheldon Snelling Lawrence Jr., An Unmarried Man and Ashley Barnes, An Unmarried Woman
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. And I or
we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated December 4, 2020

SELLERS:



Richmond E Clements Jr.



Karla Mcgrail

State of ARIZONA } ss:
County of Pinal

On _____, before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared Richmond E Clements Jr. and Karla Mcgrail
personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

See Attached Certificate

See Attached

ACKNOWLEDGMENT

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 Orange

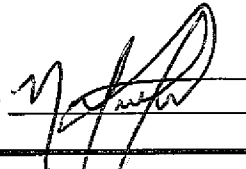
On December 6, 2020 before me, Norma S. Peralta, Notary Public
(insert name and title of the officer)

personally appeared Richmond E. Clements Jr. and Karla McGrail
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



(Seal)

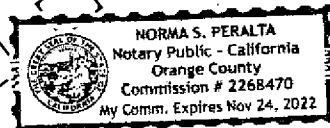


EXHIBIT "A"
Legal Description

Lot 54 ANTHEM RANCH AT MERILL RANCH UNIT 39 according to the plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 199

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED 12/4/2020, Wherein

Richmond E Clements Jr., An Unmarried Man and Karla Mcgrail, An Unmarried Woman

as Grantors, convey to

Thomas Sheldon Snelling Lawrence Jr., An Unmarried Man and Ashley Barnes, An Unmarried Woman

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: 12/4/2020

BUYERS:

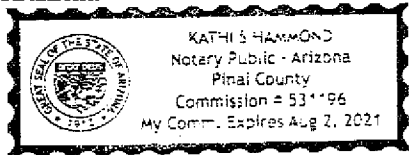
Thomas Sheldon Snelling Lawrence Jr. *Ashley Barnes*

Thomas Sheldon Snelling Lawrence Jr. **Ashley Barnes**

State of **Arizona**
County of **Pinal**

} ss:

On 4 December 2020 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **Thomas Sheldon Snelling Lawrence Jr. and Ashley Barnes**, personally known to me (or 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.



(This area for official notarial seal)

WITNESS my hand and official seal.

Signature *Kathi S Hammond*

EXHIBIT "A"

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WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-11-5820
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:

Richmond E Clements Jr.
2514 PALO VERDE
Florence, AZ 85132

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

Thomas Sheldon Snelling Lawrence Jr.
33012 N CAT HILLS AVE
QUEEN CREEK AZ 85142

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

4. ADDRESS OF PROPERTY:

2514 PALO VERDE
Florence, AZ 85132

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

Thomas Sheldon Snelling Lawrence Jr.
Same as #4

(b) Next tax payment due April 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:

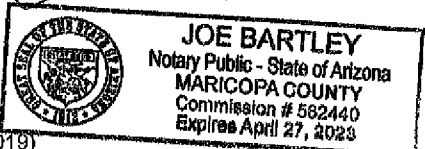
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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.

Signature of Seller / Agent: [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 10 day of Dec 2020
Notary Public: [Signature]
Notary Expiration Date: 9/27/23



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-129146
RECORD DATE 12/10/2020

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: \$ 207,900.00

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

12. DOWN PAYMENT \$ 3767.00

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):
Maghus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

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

Signature of Buyer / Agent: [Signature]
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 9 day of December 2020
Notary Public: [Signature]
Notary Expiration Date: Aug 7 2021

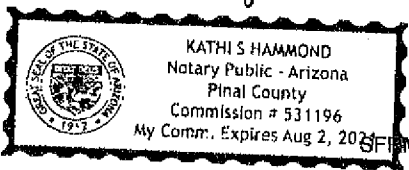


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HomeLife