



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/21/2020 1550
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-133745

RECORDING REQUESTED BY
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Thomas Lee Knoll
Janet C Knoll
2662 S Springwood Blvd, #429
Mesa, AZ 85209

RECORDED ELECTRONICALLY
BY CHICAGO TITLE AGENCY

ESCROW NO.: C213491 - 340 --AA3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Konnor Bingham and Kassady Bingham, husband and wife as community property with right of survivorship

("Grantor") conveys to

Thomas Lee Knoll and Janet C Knoll, husband and wife

the following real property situated in Pinal County, Arizona:

Lot 125, PECAN CREEK SOUTH UNIT 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 170.

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: December 16, 2020

Grantor(s):

Konnor Bingham
Konnor Bingham

Kassady Bingham
Kassady Bingham

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

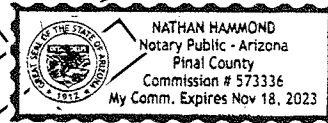
State of Arizona }
County of Maricopa ^{NH} PINAL } ss:

The foregoing document was acknowledged before me this 17 day of DEC 2020
by Konnor Bingham and Kassady Bingham

(Seal)

Nathan Hammond
Notary Public

My commission expires: 11-18-2023





Escrow No.: C213491 340 AA3

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP "DEED"

Thomas Lee Knoll and Janet C Knoll, husband and wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated December 16, 2020, and executed by Konnor Bingham and Kassady Bingham, husband and wife as community property with right of survivorship as Grantors, to Thomas Lee Knoll and Janet C Knoll, husband and wife as Grantees, and which conveys the real property to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: December 18, 2020

GRANTEES:

Handwritten signatures of Thomas Lee Knoll and Janet C Knoll with printed names below.

NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP DEED

State of Arizona
County of Maricopa

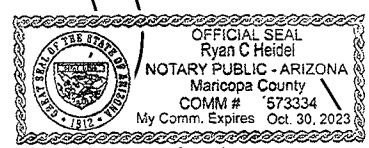
} ss:

The foregoing document was acknowledged before me this 21st day of December, 2020 by Thomas Lee Knoll and Janet C Knoll

(Seal)

Handwritten signature of Notary Public

My commission expires: 6/30/2023



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-31-1250
 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:

Konnor Bingham
386 E Leslie Ave
San Tan Valley, AZ 85140

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

Thomas Lee Knoll
2662 S Springwood Blvd, #429
Mesa, AZ 85209

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

4. ADDRESS OF PROPERTY:

386 E Leslie Ave
San Tan Valley, AZ 85140

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

Thomas Lee Knoll
2662 S Springwood Blvd, #429
Mesa, AZ 85209

(b) Next tax payment due March 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 _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2020-133745
 RECORD DATE 12/21/2020

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: \$ 301,000.00

11. DATE OF SALE (Numeric Digits): 12 / 20
 Month / Year

12. DOWN PAYMENT \$ 79,750.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Barter or trade (1) Conventional
 (2) VA
 c. Assumption of existing loan(s) (3) FHA
 f. Other financing; Specify: _____
 d. Seller Loan (Carryback)

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

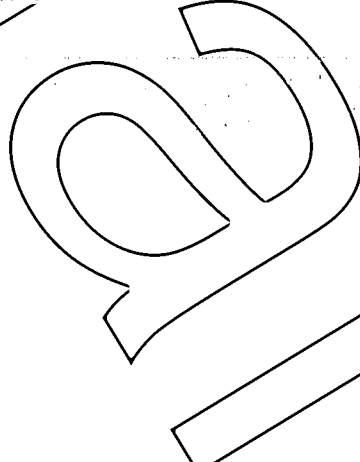
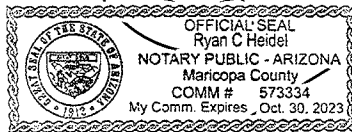
briefly describe the Personal Property: _____
 15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

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):
Same as #3

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

Thomas Lee Knoll Jared C. Knoll
 Signature of Buyer / Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 21 day of December 2020
 Notary Public Ryan C. Heidel
 Notary Expiration Date 10/30/2023



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Thomas Lee Knoll
2662 S Springwood Blvd. #429
Mesa, AZ 85209

(b) Are the Buyer and Seller related? Yes No
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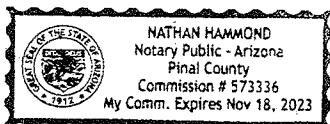
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 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 *Konnor Bingham*
 State of ARIZONA, County of PINAL
 Subscribed and sworn to before me on this 17 day of DEC 2020
 Notary Public *Nathan Hammond*
 Notary Expiration Date 11-18-2023



FOR RECORDER'S USE ONLY

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18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

EXHIBIT "A"
Legal Description

Lot 125, PECAN CREEK SOUTH UNIT 1, according to the Plat of record in the office of the County Recorder of Final County, Arizona, recorded in Cabinet F, Slide 170.

Proprietary