



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/29/2020 1358
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2020-136679

RECORDING REQUESTED BY
Millennium Title Agency LLC

AND WHEN RECORDED MAIL TO:
Luke Andrew Menges and Micayla Alahna
Barker
3606 N. French Place
Casa Grande, AZ 85122

ESCROW-NO.: 08121920-846-DLS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Sally Sue Mangan, An Unmarried Woman

do/does hereby convey to

Luke Andrew Menges, An Unmarried Man and Micayla Alahna Barker, 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 22, 2020

SELLER:

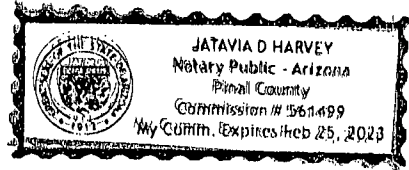
Sally Sue Mangan
Sally Sue Mangan

State of Arizona
County of Maricopa

} ss:

On December 24th, 2020, before me,
[The Undersigned] Jatavia D. Harvey,
a Notary Public in and for said County and State, personally
appeared Sally Sue Mangan
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.

FOR NOTARY SEAL OR STAMP



JATAVIA D. HARVEY FEB25 2023

WITNESS my hand and official seal.

Signature

Jatavia D. Harvey

FOR SALE

EXHIBIT "A"
Legal Description

Lot 183, of COPPER VISTA PHASE III, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 70 and Affidavit recorded as 2002-060892, of official records.

Copper Vista

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

THAT CERTAIN DEED DATED 12/22/2020, Wherein

Sally Sue Mangan, An Unmarried Woman

as Grantors, convey to

Luke Andrew Menges, An Unmarried Man and Micayla Alahna Barker, 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: 12/28/2020

BUYERS:

Micayla Alahna Barker

Micayla Alahna Barker

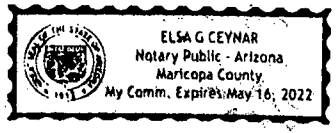
Luke Andrew Menges

Luke Andrew Menges

State of Arizona
County of Maricopa

} ss:

On December 28th 2020 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Luke Andrew Menges and Micayla Alahna Barker, 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 *E. G. Ceynar*

EXHIBIT "A"
Legal Description

Lot 183, of COPPER VISTA PHASE III, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 70 and Affidavit recorded as 2002-060892, of official records.

COPPER VISTA

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-31-209
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:

Sally Sue Mangan
1053 N. Agave Street
Casa Grande, AZ 85122

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

Micayla Alahana Barker
8921 W. Safford St
Marana, AZ 85653

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

4. ADDRESS OF PROPERTY:

3606 N. French Place
Casa Grande, AZ 85122

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

[Micayla Alahana Barker]
[3606 N. French Place]
[Casa Grande, AZ 85122]

(b) Next tax payment due 04/2021

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-136679
RECORD DATE 12/29/2020

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: \$ 250,000.00

11. DATE OF SALE (Numeric Digits): 12 / 2020
Month / Year

12. DOWN PAYMENT \$ 37,500.00

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):

Magnus 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.

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.

Sally Sue Mangan
Signature of Seller / Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 24th day of December 2020
Notary Public Jatavia D. Harvey
Notary Expiration Date 02/25/2023

Luka Mengel
Signature of Buyer / Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 28th day of Dec 2020
Notary Public Elsa G. Cejnar
Notary Expiration Date 05/16/2022

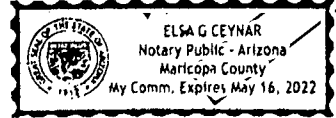
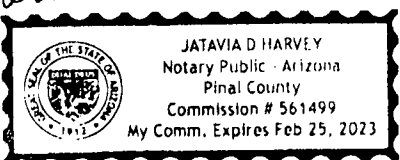
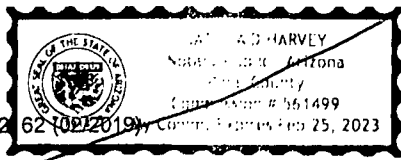


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