



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/12/2021 1613
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-030665

FIRST ARIZONA TITLE AGENCY

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
Amy Raymer and Donald Raymer
1235 W. Plane Tree Avenue
San Tan Valley, AZ 85140

WARRANTY DEED

File No. 14-2111374 (DM)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Charles Holderman and Cody Lee Holderman, married spouses, the GRANTOR does hereby convey to

Amy Raymer and Donald Raymer, wife and husband, the GRANTEE

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

LOT 1436, OF IRONWOOD CROSSING UNIT 3C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2012-081598, OF OFFICIAL RECORDS.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 14-2111374 (DM)
A.P.N.: 109-53-4600 1

Warranty Deed - continued

DATED: March.05, 2021

Charles Holderman
Charles Holderman

Cody Lee Holderman
Cody Lee Holderman

STATE OF AZ

County of

Maricopa

)
)ss.

On March 5th, 2021, before me, the undersigned Notary Public, personally appeared **Charles Holderman and Cody Lee Holderman**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11/30/2024

Robyn Walters
Notary Public



ROBYN WALTERS
Notary Public - Arizona
Maricopa Co. / #893478
Expires 11/30/2024

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated March 10, 2021 by and between Charles Holderman and Cody Lee Holderman and Amy Raymer and Donald Raymer.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: March 10, 2021

X [Signature]
Amy Raymer

X [Signature]
Donald Raymer

STATE OF ARIZONA

County of Will

) ss.
)

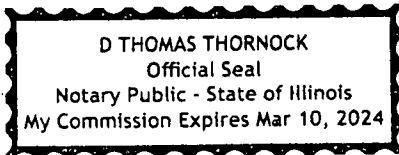
On 3/10/21, 2021 before me, the undersigned Notary Public, personally appeared **Amy Raymer and Donald Raymer**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

3/10/24

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-53-4600 1
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Charles Holderman and Cody Lee Holderman
1235 W. Plane Tree Avenue
San Tan Valley, AZ 85140

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

Amy Raymer and Donald Raymer
958 Oneida
Joliet, IL 60435

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1235 W. Plane Tree Avenue
San Tan Valley, AZ 85140

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

Amy Raymer and Donald Raymer
1235 W. Plane Tree Avenue 3448 E. LOMAVISTAST.
San Tan Valley, AZ 85140 Gilbert, AZ 85295

(b) Next tax payment due October 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. Agriculture
- 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.

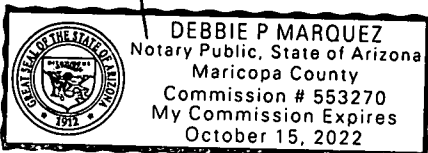
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 Arizona County of Pinal
 Subscribed and sworn to before me on this 16 day of March 2021
 Notary Public _____
 Notary Expiration Date _____

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-030665
 RECORD DATE 03/12/2021

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: \$525,000.00 00

11. DATE OF SALE (Numeric Digits): 03 / 21 Month/Year

12. DOWN PAYMENT \$66,000.00 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:

\$ 0.00 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

 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 1436 OF IRONWOOD CROSSING UNIT 3C

Signature of Buyer / Agent _____
 State of Arizona County of Pinal
 Subscribed and sworn to before me on this 16 day of March 2021
 Notary Public _____
 Notary Expiration Date 3/10/24

