



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 03/29/2021 1346  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2021-038211

Recording Requested By:  
Empire West Title Agency LLC

And When Recorded Mail To:  
Michael K. Collins  
36509 West San Pedro Drive  
Maricopa, AZ 85138

Escrow No. 150425EW

*1 of 3*

This area reserved for County  
Recorder

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I,  
**Wallco Services, Inc., an Colorado corporation**

do hereby convey to

**Michael K. Collins, a married man as his sole and separate property**

the following described property situated in the County of Pinal, State of Arizona:

**Lot 118, TORTORSA NW PARCEL 13, according to the plat of record in the office of the  
County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 100.**

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



**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 502-53-4840

BOOK MAP PARCEL SPLIT  
 LETTER

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? N/A

Please list the additional parcels below (no more than four):

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**

Walco Services, Inc., an Colorado corporation  
 21841 North Ingram Court  
 Maricopa, AZ 85138

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

Michael K. Collins  
 8546 North Pepperbox Road  
 Prescott Valley, AZ 86315

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

**4. ADDRESS OF PROPERTY:**

36509 West San Pedro Drive  
 Maricopa, AZ 85138

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

Michael K. Collins  
 36509 West San Pedro Drive  
 Maricopa, AZ 85138

(b) Next tax payment due 10/1/2021

**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 "family member."
- c.  To be used as a non-primary or secondary residence.

**8. If you checked e or f in item 6 above, indicate the number of units:**

For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

**FOR RECORDER'S USE ONLY**

**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:** \$268,000.00

**11. DATE OF SALE (Numeric Digits):** 03 / 2021  
 Month Year

**12. DOWN PAYMENT:** \$40,200.00

**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% 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: N/A

**16. SOLAR / ENERGY EFFICIENT COMPONENTS:**

- (a) Did the Sales 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):**

Michael K. Collins  
 8546 North Pepperbox Road  
 Prescott Valley, AZ 86315

**18. LEGAL DESCRIPTION (attach copy if necessary)**

Lot 118, TORTORSA NW PARCEL 13, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 100.

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 AZ, County of Maricopa  
 Subscribed and sworn to before me this 29 day of March  
 2021  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 1-9-2022  
 DOR FORM 82162 (02/2019)

Signature of Buyer/Agent \_\_\_\_\_  
 State of ARIZONA, County of MARICOPA  
 Subscribed and sworn to before me this 29 day of MARCH  
 2021  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 6/23/2024

