

RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 04/29/2021 1310  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2021-053469

RECORDING REQUESTED BY:  
Security Title Agency, Inc.

Escrow No.: 76210331-076-TH

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

Lane Moore  
10800 Canton Jack Rd  
Austin, TX 78717

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

Joseph J Raitter, an unmarried man who acquired title as a married man  
("Grantor") conveys to

Lane Moore and Andrea Moore, husband and wife

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 23, 2021

Grantor(s):

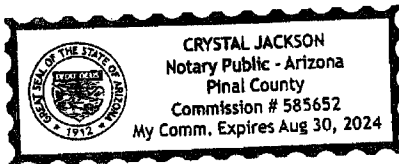
  
\_\_\_\_\_  
Joseph J Raitter

### NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona  
County of Pinal

The foregoing document was acknowledged before me this 26 day of April 2021  
by Joseph J Raitter

(Seal)



  
\_\_\_\_\_  
Notary Public

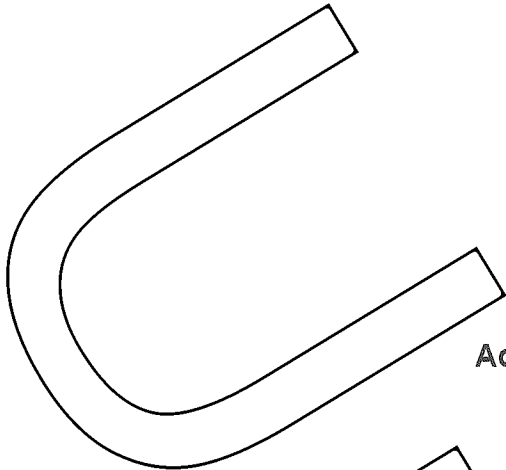
**EXHIBIT "A"**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CASA GRANDE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The North half of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 18, Township 5 south, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East 25 feet of the North 25 feet and the West 25 feet thereof.

WARRANTY DEED



**Acceptance of Community Property  
with Right of survivorship  
"Deed"**

Lane Moore and Andrea Moore, 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 April 23, 2021, and executed by Joseph J Raitter, an unmarried man as Grantors, to Lane Moore and Andrea Moore, husband and wife as Grantees, and which conveys the real property described as:

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

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: April 23, 2021

**GRANTEES:**

  
Lane Moore

  
Andrea Moore

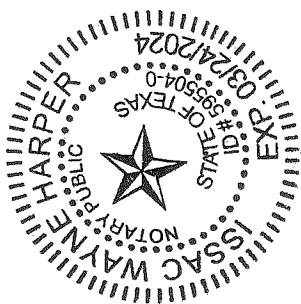
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP DEED**

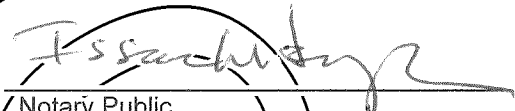
State of Texas  
County of TRAVIS

The foregoing document was acknowledged before me this 26 day of April 2021

by Lane Moore and Andrea Moore

(Seal)



  
Notary Public

**EXHIBIT "A"**  
**Legal Description**

The North half of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 18,  
Township 5 south, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East 25 feet of the North 25 feet and the West 25 feet thereof.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-27-0240  
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:

Joseph J Raitter  
12135 N Faldale Rd  
Casa Grande, AZ 85122

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

Lane Moore  
10800 Canton Jack Rd  
Austin, TX 78717

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

4. ADDRESS OF PROPERTY:

12135 N Faldale Rd  
Casa Grande, AZ 85122

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

Lane Moore  
12135 N Faldale Rd  
Casa Grande, AZ 85122

(b) Next tax payment due oct 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, e, 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 27 day of April 2021

Notary Public \_\_\_\_\_

Notary Expiration Date 26.20.2023

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: \$ 765,500.00

11. DATE OF SALE (Numeric Digits): 2/2021  
Month / Year

12. DOWN PAYMENT \$ 217,250.00

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):  
Same as # 4

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

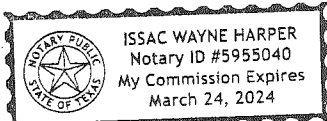
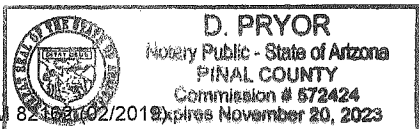
Signature of Buyer / Agent \_\_\_\_\_

State of Texas, County of TRAVIS

Subscribed and sworn to before me on this 26 day of April 2021

Notary Public \_\_\_\_\_

Notary Expiration Date 03/24/2024



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EXCEPT the East 25 feet of the North 25 feet and the West 25 feet thereof.

**FORBIDDEN**