



DATE/TIME: 05/04/2021 1358

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-055762

Recording Requested By:
Empire West Title Agency LLC

And When Recorded Mail To:
Anthony Peoples-Nilson and Aisha Peoples-Nilson
40234 W Lococo St
Maricopa, AZ 85138

Escrow No. 153935EW/kw

1083

This area reserved for County
Recorder

WARRANTY DEED

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

Brenda Gable, an unmarried woman and Jeff Gable, a single man.

do hereby convey to

Anthony Peoples-Nilson and Aisha Peoples-Nilson, husband and wife

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

**Lot 16, SMITH FARMS PARCEL 6, according to the plat of record in the office of the
County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 156.**

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


Dated April 28, 2021

Warranty Deed

Escrow No. 153935EW

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

Dated: April 28, 2021


Brenda Gable


Jeff Gable

Province

STATE OF

ALBERTA

County of

Westlock

)SS.

On April 30, 2021, before me, the undersigned Notary Public, personally appeared **Brenda Gable and Jeff Gable**, 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 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.

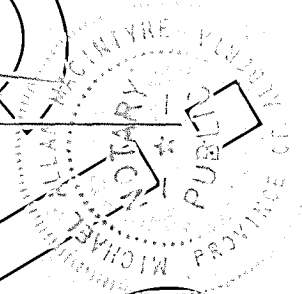
WITNESS my hand and official seal.

My Commission Expires:

Does not expire

Notary Public

MICHAEL MACINTYRE
Barrister & Solicitor



**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED April 28, 2021, Wherein

Brenda Gable, an unmarried woman and Jeff Gable, a single man.

as Grantors, convey to

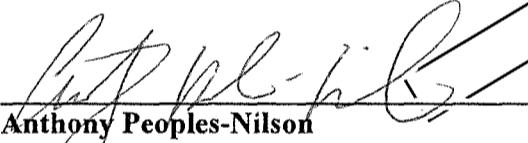
Anthony Peoples-Nilson and Aisha Peoples-Nilson, husband and wife

not as tenants in common and not as joint tenants, but as community property with right of survivorship, the property, legally described.


Lot 16, SMITH FARMS PARCEL 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 156.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as community property with right of survivorship, and not as joint tenants, and not as Tenants in Common.

Dated this **April 28, 2021**



Anthony Peoples-Nilson



Aisha Peoples-Nilson

STATE OF Arizona)
County of Pinal)SS.

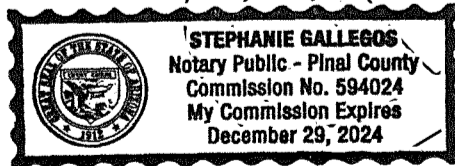
On May 3, 2021, before me, the undersigned Notary Public, personally appeared **Anthony Peoples-Nilson and Aisha Peoples-Nilson, husband and wife**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires:
12/29/2024



Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 512-39-3380
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:
Brenda Gable and Jeff Gable
PO Box 261
Clyde, AB TOG OPD
Canada

3. (a) BUYER'S NAME AND ADDRESS:
Anthony Peoples-Nilson and Aisha Peoples-Nilson
P.O. Box 1496
Maricopa, AZ 85139
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
40234 W Lococo St
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Anthony Peoples-Nilson and Aisha Peoples-Nilson
40234 W Lococo St
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 f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
d. 2-4 Plex i. Other Use; Specify: _____
e. Apartment Building

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.

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 this 4 day of May 2021
Notary Public _____
Notary Expiration Date June 8, 2024
DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

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: \$265,000.00

11. DATE OF SALE (Numeric Digits): 05 / 2021
Month Year

12. DOWN PAYMENT: \$8,200.00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (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:
\$ _____ 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):
Anthony Peoples-Nilson and Aisha Peoples-Nilson
P.O. Box 1496
Maricopa, AZ 85139

18. LEGAL DESCRIPTION (attach copy if necessary)
Lot 16, SMITH FARMS PARCEL 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 156.

Signature of Buyer/Agent _____
State of Arizona, County of Pinal
Subscribed and sworn to before me this 3 day of May 2021
Notary Public _____
Notary Expiration Date 12/29/2024

HEATHER CRUZ
Notary Public - State of Arizona
PINAL COUNTY
Commission # 583354
Expires June 8, 2024

STEPHANIE GALLEGOS
Notary Public - Pinal County
Commission No. 594024
My Commission Expires
December 29, 2024