



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 05/05/2021 0943
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-056059

RECORDING REQUESTED BY
Magnus Title Agency

AND WHEN RECORDED MAIL TO:
John H. Hertog and Barbara J. Coster
2817 W. Hayes Street
Seattle, WA 98199

ESCROW_NO.: 08128130-831-CZH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Ray J. Girardin, An Unmarried Man

do/does hereby convey to

John H. Hertog and Barbara J. Coster, 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. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated March 16, 2021

SELLER:



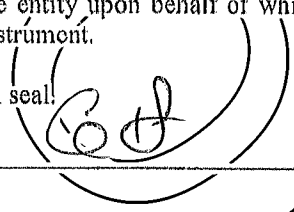
Ray J. Girardin

City of Langley
State of British Columbia } ss:
County of Coquitlam
Province British Columbia

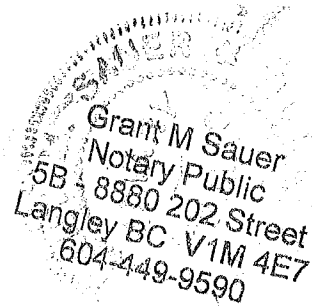
On April 28, 2021, before me,
The Undersigned Grant Sauer,

a Notary Public in and for said County and State, personally appeared Ray J. Girardin 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.

WITNESS my hand and official seal.

Signature _____


FOR NOTARY SEAL OR STAMP



RECEIVED

EXHIBIT "A"
Legal Description

Lot 447, of FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 35.

Acceptance of Community Property with Right of Survivorship

John H. Hertog and Barbara J. Coster, Husband and Wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated 3/16/2021, and executed by Ray J. Girardin, as Grantors, to John H. Hertog and Barbara J. Coster, as Grantees, and which conveys certain premises described as:

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

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: March 16, 2021

BUYERS:

Handwritten signature of John H. Hertog over a horizontal line.

John H. Hertog

Handwritten signature of Barbara J. Coster over a horizontal line.

Barbara J. Coster

State of Washington
County of Snohomish

} ss:

On 4/29/2021 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared John H. Hertog and Barbara J. Coster, 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/hers/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.

Signature [Handwritten Signature]

(This area for official notarial seal)

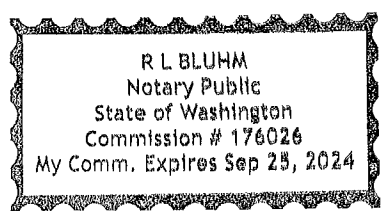


EXHIBIT "A"

Legal Description

Lot 447, of FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 35.

Johnson Farms

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-52-451
 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? NONE

Please list the additional parcels below (attach list if necessary):

- (1) N/A (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Ray J. Girardin
203 199 Street
Langley, BC V2Z 0A4

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

John H. Hertog
14801 W. Lake Goodwin Road
Stanwood, WA 98292

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

4. ADDRESS OF PROPERTY:

1503 E. Amaranth Trail
San Tan Valley, AZ 85140

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

John H. Hertog
2817 W. Hayes Street
Seattle, WA 98199

(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
 Affixed Not Affixed
 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 "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 Maricopa
 Subscribed and sworn to before me on this 4 day of May 2021
 Notary Public _____
 Notary Expiration Date 5-17-2024



SONIA YBARRA
 Notary Public - Arizona
 Pinal Co. / #580976
 Expires 05/17/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-056059
RECORD DATE 05/05/2021

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: \$ 596,000.00

11. DATE OF SALE (Numeric Digits): 3 / 2021
 Month / Year

12. DOWN PAYMENT \$ 596,000.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s) f. Other financing; Specify: _____
 d. Seller Loan (Carryback)

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 AND
 briefly describe the Personal Property: NONE

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 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:
N/A

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.

Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 4 day of May 2021
 Notary Public _____
 Notary Expiration Date 5-17-2024



SONIA YBARRA
 Notary Public - Arizona
 Pinal Co. / #580976
 Expires 05/17/2024

EXHIBIT "A"
Legal Description

Lot 447, of FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 35.