



DATE/TIME: 05/05/2021 1414

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-056296

Recording Requested By:
Empire West Title Agency LLC

And When Recorded Mail To:
Karen Michelle Janusz and Joseph Walter Janusz
28976 North Calcite Way
San Tan Valley, AZ 85143

Escrow No.153052EW - JK

This area reserved for County
Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
Patricia Imhoff, a married woman as her sole and separate property
do hereby convey to

Karen Michelle Janusz and Joseph Walter Janusz, wife and husband

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

**Lot 495, THE VILLAGE AT COPPER BASIN 5A, according to the plat of record in the
office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140
and Affidavit of Correction recorded in Fee No. 2007-54065.**

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

Dated-April 15, 2021

Warranty Deed

Escrow No. 153052EW

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

Dated: April 15, 2021

Patricia Imhoff
Patricia Imhoff

STATE OF Arizona)
County of Pinal)SS.

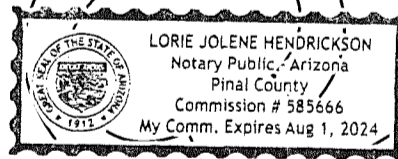
On April 19, 2021, before me, the undersigned Notary Public, personally appeared **Patricia Imhoff**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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:

August 01, 2024

Lorie J. Hendrickson
Notary Public



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

THAT CERTAIN DEED DATED April 15, 2021, Wherein

Patricia Imhoff, a married woman as her sole and separate property
as Grantors, convey to

Karen Michelle Janusz and Joseph Walter Janusz, wife and husband
not as tenants in common and not as joint tenants, but as community property with right of
survivorship, the property legally described.

Lot 495, THE VILLAGE AT COPPER BASIN 5A, according to the plat of record in the office
of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and
Affidavit of Correction recorded in Fee No. 2007-54065.

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 15, 2021**

Karen Michelle Janusz
Karen Michelle Janusz

Joseph Walter Janusz
Joseph Walter Janusz

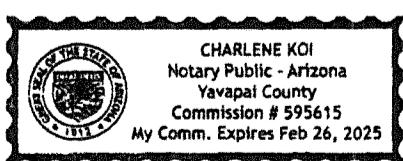
STATE OF ARIZONA)
County of Yavapai)SS:

On May 4, 2021, before me, the undersigned Notary Public,
personally appeared **Karen Michelle Janusz and Joseph Walter Janusz, wife and husband**,
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.

Charlene Kori
Notary Public

My Commission Expires:
Feb. 26, 2025



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-84-4950

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?
 Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Patricia Imhoff
28976 N Calcite Way
San Tan Valley, AZ 85143

3. (a) BUYER'S NAME AND ADDRESS:
Karen Michelle Janusz and Joseph Walter Janusz
829 N Hopi Trail
Dewey, AZ 86327

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

4. ADDRESS OF PROPERTY:
28976 North Calcite Way
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Karen Michelle Janusz and Joseph Walter Janusz
28976 North Calcite Way
San Tan Valley, AZ 85143
 (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 "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 d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$365,000.00

11. DATE OF SALE (Numeric Digits): 5 / 2021
 Month Year

12. DOWN PAYMENT: \$20,000.00

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)
 d. Seller Loan (Carryback) f. Other financing; Specify: Reverse Purchase

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):
Karen Michelle Janusz and Joseph Walter Janusz
829 N Hopi Trail
Dewey, AZ 86327

18. LEGAL DESCRIPTION (attach copy if necessary)
Lot 495, THE VILLAGE AT COPPER BASIN 5A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and Affidavit of Correction recorded in Fee No. 2007-54065.

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.

Patricia Imhoff
 Signature of Seller/Agent
 State of Arizona, County of Pinal
 of Arizona
 Subscribed and sworn to before me this 19th day of April
2021
 Notary Public Lorie J. Hendrickson
 Notary Expiration Date August 01, 2024
 DOR FORM 82162 (02/2019)

[Signature]
 Signature of Buyer/Agent
 State of Arizona, County of Maricopa
 of Arizona
 Subscribed and sworn to before me this 20th day of April
2021
 Notary Public Jeri Kimbro
 Notary Expiration Date 7/22/2021

