



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 05/13/2021 1445

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2021-060183

RECORDING REQUESTED BY

Title Alliance of Arizona Agency, LLC

APN: **509-12-256**

WHEN RECORDED MAIL TO

Title Alliance of Arizona Agency, LLC

2919 S. Ellsworth Road, #131

Mesa, AZ 85212

File No. 672-003085

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged **Allen Shaw and Eva Kay Shaw, Husband and Wife** do hereby convey to **Tiffany A. Patton and Daniel L. Mathews, Wife and Husband** the following real property situated in **Pinal County, Arizona**:

LOT 23, OF SAN TAN HEIGHTS PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 178.

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

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated this 13th day of May, 2021.

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Tiffany Patton and Daniel Mathews, each being duly sworn upon oath 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 Warranty Deed deed which is dated 5-13-21 and executed by Allen Shaw and Eva Kay Shaw as Grantor and which instrument concerns the following described property:

See Exhibit A attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

Tiffany Patton
Tiffany Patton

Daniel Mathews
Daniel Mathews

State of _____

County of _____

The foregoing instrument was acknowledged before me on _____ by Tiffany Patton and Daniel Mathews.

Notary Public

My commission expires: _____

see attached CA
loose certificate
for

EXHIBIT A

LOT 23, OF SAN TAN HEIGHTS, PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 178.

MOORE'S

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-12-256

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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Allen Shaw and Eva Kay Shaw
3294 W. Hayden Peak Drive
Queen Creek, AZ 85142

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

Tiffany Patton and Daniel Mathews
3263 N. Park Ln
Long Beach, CA 90807

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

3294 W. Hayden Peak Dr.
Queen Creek, AZ 85142

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

Tiffany Patton and Daniel Mathews
3294 W. Hayden Peak Dr.
Queen Creek, AZ 85142

(b) Next tax payment due October 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. Agriculture
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 "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.

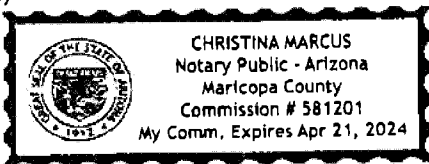
Signature of Seller / Agent
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 18 day of May 20 21

Notary Public
Notary Expiration Date 4-21-2024

Notary Expiration Date 4-21-2024

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-060183
RECORD DATE 05/13/2021

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: \$340,000.00

11. DATE OF SALE (Numeric Digits): 04/2021
Month / Year

12. DOWN PAYMENT \$6,159.00

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:

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:

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:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Title Alliance of Arizona Agency, LLC
2919 S. Ellsworth Road, #131
Mesa AZ 85212

18. LEGAL DESCRIPTION (attach copy if necessary):

See legal description attached hereto

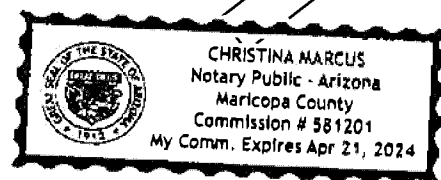
Signature of Buyer / Agent
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 18 day of May 20 21

Notary Public
Notary Expiration Date 4-21-2024

Notary Expiration Date 4-21-2024

File No. 672-003085



LOT 23, OF SAN TAN HEIGHTS PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET
D, SLIDE 178.

U
M
O
F
C
S