



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 05/18/2021 1548
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2021-062385

RECORDING REQUESTED BY:
RealWorks LLC
AND WHEN RECORDED MAIL TO:
David Scott Morrow and Tonya Tittle
2894 NE Jackson School Rd.
Hillsboro, OR 97124

ESCROW NO.: **RW-21001681**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Eric Gulsvig and Nora Gulsvig, husband and wife

do/does hereby convey to

David Scott Morrow, an unmarried man Tonya Tittle, an unmarried woman

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

Lot 990, The Village At Copper Basin Unit 5B, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2013-074919 and Affidavit of Correction recorded in Fee No. 2015-060349

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.

Escrow No.: RW-21001681

Dated: May 7, 2021

Grantors:

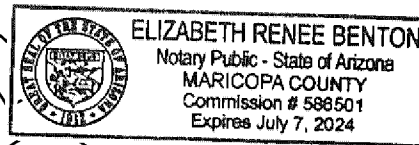
Eric Gulsvig
Eric Gulsvig

Nora Gulsvig
Nora Gulsvig

State of Arizona
County of Pinal

On May 8, 2021 before me,
Elizabeth Renee Benton, Notary Public, personally
appeared Eric Gulsvig and Nora Gulsvig, who 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.

FOR NOTARY SEAL OR STAMP



I certify under PENALTY OF PERJURY under the laws of the
State of Arizona that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature *Elizabeth Renee Benton* (Seal)

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2021-062385
RECORD DATE	05/18/2021

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-84-99100
 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? 0
 Please list the additional parcels below (attach list if necessary):
 (1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Eric Gulsvig and Nora Gulsvig
4676 East Rhyolite Drive
San Tan Valley, AZ 85143

3. (a) BUYER'S NAME AND ADDRESS:
David Scott Morrow and Tonya Tittle
2894 NE Jackson School Rd.
Hillsboro, OR 97124
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
4676 East Rhyolite Drive
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
David Scott Morrow and Tonya Tittle
4676 East Rhyolite Drive
San Tan Valley, AZ 85143
 (b) Next tax payment due October 1, 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, 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.

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 \$ 345000 00
 11. DATE OF SALE (Numeric Digits): 04 / 2021
 Month / Year

12. DOWN PAYMENT \$ 170000 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: 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):
RealWorks LLC
8390 E. Via De Ventura, Suite F111
Scottsdale, AZ 85258

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 18 day of May, 2021
 Notary Public: [Signature]
 Notary Expiration Date: 11-15-21

Signature of Buyer/Agent: [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 18 day of May, 2021
 Notary Public: [Signature]
 Notary Expiration Date: 11-15-21

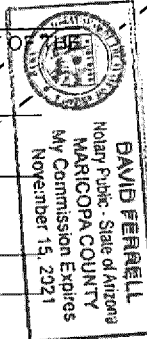
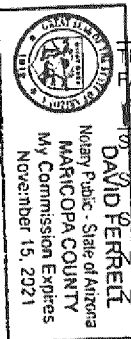


EXHIBIT "A"

Lot 990, The Village At Copper Basin Unit 5B, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2013-074919 and Affidavit of Correction recorded in Fee No. 2015-060349

Copper Basin