



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 06/30/2021 1633

FEE: \$30.00

PAGES: 7

FEE NUMBER: 2021-082805

RECORDING REQUESTED BY

EZ Title Agency LLC

AND WHEN RECORDED MAIL TO:

**Joseph A. Zampko and Jenessa Nichole
Mollett**

36632 SW. Laurelwood Road

Hillsboro, OR 97123

ESCROW NO.: 08132746-831-CZH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Russel G. Lake III and La Tanya S. Lake, Husband and Wife, as Community Property with Right of Survivorship

do/does hereby convey to

Joseph A. Zampko, A Married Man, as His Sole and Separate Property and Jenessa Nichole Mollett, A Married Woman, as Her Sole and Separate Property

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 June 3, 2021

SELLERS:

Russell G. Lake III

Russell G. Lake III

Signed in Counterpart

La Tanya S. Lake

State of ARIZONA

County of Maricopa } ss:

On June 17th 2021, before me,

The Undersigned,

a Notary Public in and for said County and State, personally appeared Russell G. Lake III and La Tanya S. Lake 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.

FOR NOTARY SEAL OR STAMP



CLAIRE HOLLAND
Notary Public - Arizona
Maricopa County
Expires 07/31/2021

WITNESS my hand and official seal.

Signature

Claire Holland

SELLERS:

Signed in Counter Part
Russel G. Lake III

La Tanya S. Lake
La Tanya S. Lake

State of ARIZONA
County of Maricopa } ss:

On June 11th 2021, before me,
The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Russel G. Lake III and La Tanya S. Lake 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.



CLAIRE HOLLAND
Notary Public - Arizona
Maricopa County
Expires 07/31/2021

WITNESS my hand and official seal

Signature Claire Holland

EXHIBIT "A"
Legal Description

Lot 5, of MAGMA RANCH I – UNIT 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 101;

EXCEPT all oil, gas, petroleum, natural gas, coal, lignite and other hydrocarbons, uranium, metals and all minerals, gases and geothermal energy and geothermal substances and rights, together with all ores and other products of materials produced in association therewith, below a distance of 30 feet beneath the surface of said land, as conveyed in instrument recorded in Fee No. 2017-42894.

ESCROW NO.: 08132746-831-CZH

ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

THAT CERTAIN DEED DATED 6/3/2021, Wherein

Russell G. Lake-III and La Tanya S. Lake, Husband and Wife, as Community Property with Right of Survivorship

as Grantors, convey to

Joseph A. Zampko, A Married Man, as His Sole and Separate Property and Jenessa Nichole Mollett, A Married Woman, as Her Sole and Separate Property

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

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

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

Dated: 6/3/2021

BUYERS:

Joseph A. Zampko

Jenessa Nichole Mollett

State of On
County of Columbia

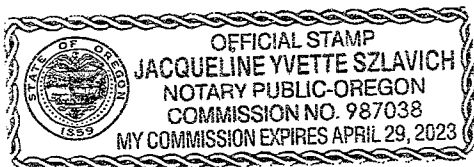
}, ss:

On 6-25-21 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Joseph A. Zampko and Jenessa Nichole Mollett, 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

(This area for official notarial seal)



See additional attached
notarial certificate

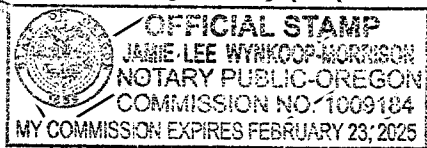
STATE OF Oregon }
COUNTY OF Washington } SS:

This instrument was acknowledged before me this 28th day of June, 2021
by Joseph A. Zampko


Notary Public

My Commission Expires:

02/23/2025



NOTARYBL

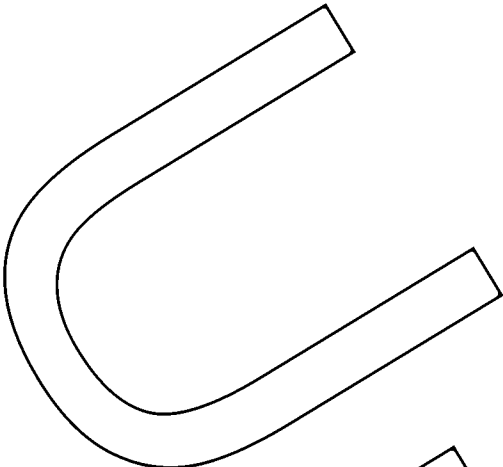
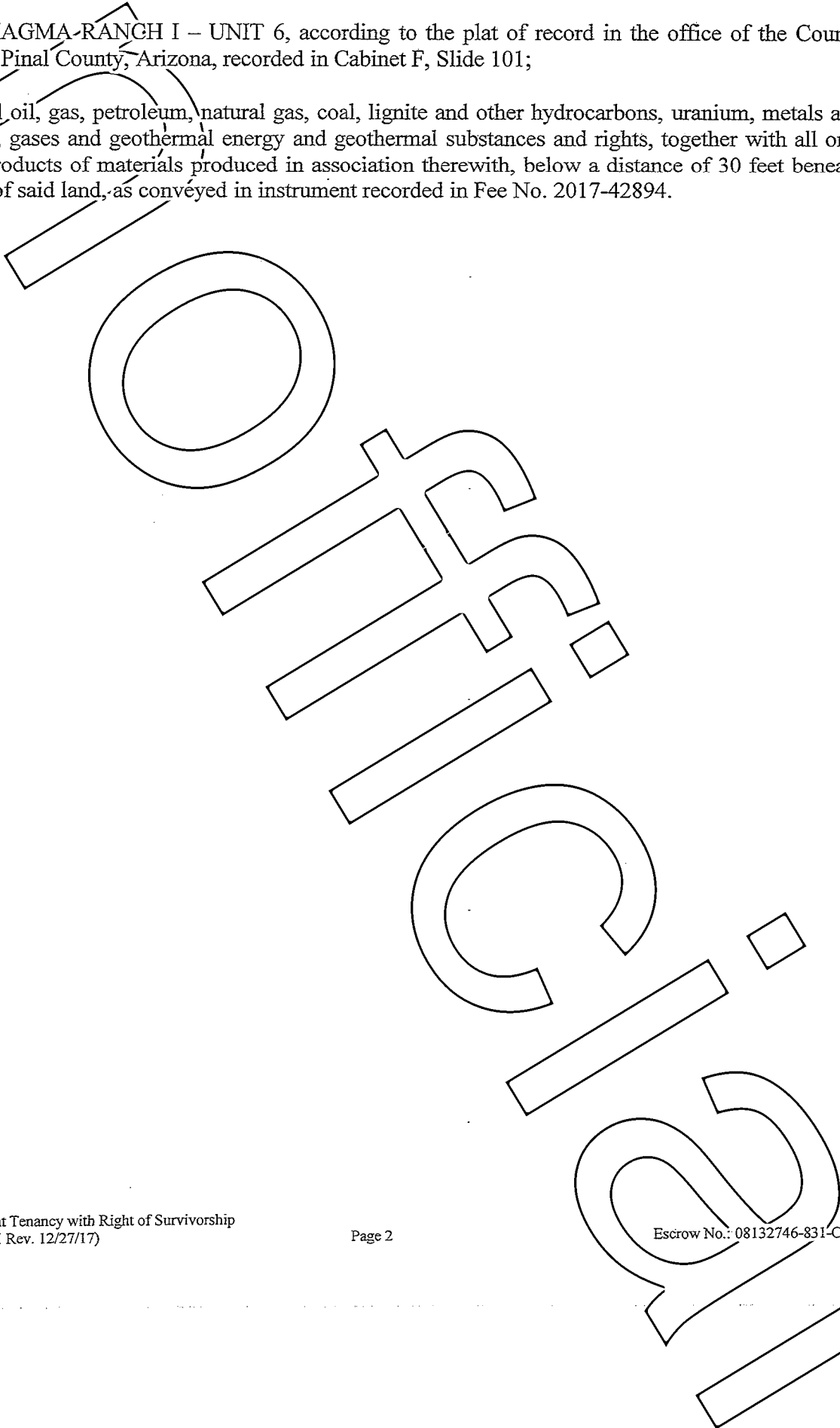


EXHIBIT "A"
Legal Description

Lot 5, of MAGMA-RANCH I – UNIT 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 101;

EXCEPT all oil, gas, petroleum, natural gas, coal, lignite and other hydrocarbons, uranium, metals and all minerals, gases and geothermal energy and geothermal substances and rights, together with all ores and other products of materials produced in association therewith, below a distance of 30 feet beneath the surface of said land, as conveyed in instrument recorded in Fee No. 2017-42894.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **210-79-005**
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Russell G. Lake III
11079 E. Sunflower Court
Florence, AZ 85132

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

Joseph A. Zampko
36632 SW. Laurelwood Road
Hillsboro, OR 97123

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

4. ADDRESS OF PROPERTY:

11079 E. Sunflower Court
Florence, AZ 85132

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

Joseph A. Zampko
36632 SW. Laurelwood Road
Hillsboro, OR 97123

(b) Next tax payment due 10/1/2021

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: |
| e. <input type="checkbox"/> 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.

X Russell G. Lake III
Signature of Seller / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 20 day of June, 2021
Notary Public Claire Holland
Notary Expiration Date 7-31-21



CLAIRE HOLLAND
Notary Public - Arizona
Maricopa County
Expires 07/31/2021

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION **PINAL**
FEE NO **2021-082805**
RECORD DATE **06/30/2021**

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: |

10. SALE PRICE: \$ **328,000.00**

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

12. DOWN PAYMENT \$ 73,600.00

13. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input checked="" type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | (3) <input type="checkbox"/> FHA |
| | f. <input type="checkbox"/> 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:

\$ 1 00 AND

briefly describe the Personal Property: n/a

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]
Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 20 day of June, 2021
Notary Public Sonia Ybarra
Notary Expiration Date 5-17-2024



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

EXHIBIT "A"
Legal Description

Lot 5, of MAGMA RANCH-I – UNIT 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 101;

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