



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

RECORDING REQUESTED BY

EZ Title Agency, LLC

AND WHEN RECORDED MAIL TO:

Angelique R. Kuzmaak and Adrienne L.

Kuzmaak, Trustee

2897 N. Hawthorn Drive

Florence, AZ 85132

ESGROW-NO.: 08136201-825-MMB

DATE/TIME: 07/08/2021 1309

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2021-085671

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Amy N. Simmonds and Andrew C. Simmonds, wife and husband

do/does hereby convey to

Angelique R. Kuzmaak, A Single Woman and Adrienne L. Kuzmaak, Trustee of The Adrienne L. Kuzmaak Revocable Living Trust Dated Oct 28th 2015

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 July 6, 2021

SELLERS:

Amy N. Simmonds

Andrew C. Simmonds

State of Utah
County of Wasatch } ss:

On 6 July 2021, before me,
The Undersigned Troy Wakefield

a Notary Public in and for said County and State, personally appeared Amy N. Simmonds and Andrew C. Simmonds 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 Troy Wakefield

FOR NOTARY SEAL OR STAMP



NOTARY PUBLIC
TROY WAKEFIELD
696153
COMMISSION EXPIRES
JULY 28, 2021
STATE OF UTAH

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED 7/2/2021, Wherein

Amy N. Simmonds and Andrew C. Simmonds, wife and husband

as Grantors, convey to

Angelique R. Kuzmaak, A Single Woman and Adrienne L. Kuzmaak, Trustee of The Adrienne L. Kuzmaak Revocable Living Trust Dated Oct 28th 2015

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: 7/2/2021

BUYERS:

The Adrienne L. Kuzmaak Revocable Living Trust


Angelique R. Kuzmaak

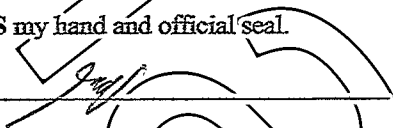

Adrienne L. Kuzmaak, Trustee

State of ~~Arizona~~ Oregon
County of ~~Pinal~~ Washington

} ss:

On 07/06/2021 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Angelique R. Kuzmaak and Adrienne L. Kuzmaak, Trustee of The Adrienne L. Kuzmaak Revocable Living Trust Dated Oct 28th 2015, 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)

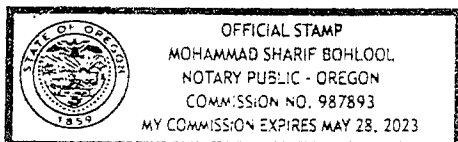


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED FLORENCE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 16, of ANTHEM AT MERRILL RANCH UNIT 27, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 174;

RESERVING to the State of Arizona, a 5% royalty interest in and to all minerals or mineral rights hereafter discovered in said land as reserved in Docket 1601, Page 370.

APN: 211-11-4180

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-11-4180
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:

Amy N. Simmonds
1735 N. 1850 E
North Logan, UT 84341

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

Angelique R. Kuzmaak
15093 NW Vance Drive
Portland, OR 97229(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2897 N. Hawthorn Drive
Florence, AZ 85132

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

Angelique R. Kuzmaak
2897 N. Hawthorn Drive
Florence, AZ 85132(b) Next tax payment due 10/2021

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
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-085671
RECORD DATE 07/08/2021

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: \$ 330,000.0011. DATE OF SALE (Numeric Digits): 7 / 2021
Month / Year12. DOWN PAYMENT \$ 330,000.00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____
b. ☐ Barter or trade
c. ☐ Assumption of existing loan(s)
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: _____

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.

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 AZ, County of MaricopaSubscribed and sworn to before me on this 7th day of July, 2021

Notary Public


VELMA FLEMING
Notary Public - Arizona
Maricopa Co. / #586354
Expires 07/31/2024

Signature of Buyer / Agent

State of AZ, County of MaricopaSubscribed and sworn to before me on this 7th day of July, 2021

Notary Public

Notary Expiration Date

**VELMA FLEMING**
Notary Public - Arizona
Maricopa Co. / #586354
Expires 07/31/2024

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED FLORENCE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 16, of ANTHEM AT MERRILL RANCH UNIT 27, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 174;

RESERVING to the State of Arizona, a 5% royalty interest in and to all minerals or mineral rights hereafter discovered in said land as reserved in Docket 1601, Page 370.

APN: 211-11-4180