



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 08/04/2021 1413

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-097641

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
Jesse M Granado, III
7385 W. Haça Circle
Arizona City, AZ 85123

WARRANTY DEED

Escrow No. 10-2115636 (TB)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Vernon James and Betty L. Todd, husband and wife, the GRANTOR does hereby convey to

Jesse M Granado, III and Katie A Granado, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOTS 34 AND 35, CABALLO ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 18 OF MAPS, PAGE 24.

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

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

DATED: 7-29-2021

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Vernon James Todd
Vernon James Todd

Betty L. Todd
Betty L. Todd

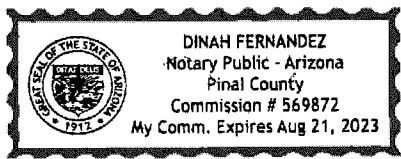
STATE OF ARIZONA)
County of PINAL) ss.

On JULY 29, 2021, before me, the undersigned Notary Public, personally appeared Vernon James Todd and Betty L. Todd, 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 is/are 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: Aug. 21, 2023

DINAH FERNANDEZ
Notary Public



File No.: 10-2115636 (TB)
A.P.N.: 408-20-0350 2

Warranty Deed - continued

ACCEPTANCE OF JOINT TENANCY

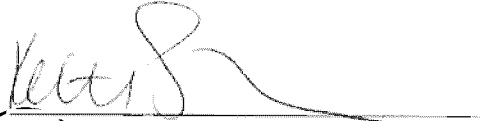
This Acceptance is to be attached to: Warranty Deed dated 7-29-21 by and between **Vernon James and Betty L Todd Family Trust Dated December 14, 1995, dated December 14, 1995** and **Jesse M. Granado, III and Katie A. Granado, husband and wife.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: Aug 3, 2021


Jesse M. Granado III


Katie A. Granado

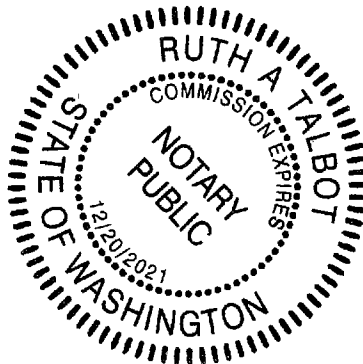
STATE OF WASHINGT~~ON~~)
County of SPOKANE) ss.

On August 3, 2021, before me, the undersigned Notary Public, personally appeared **Jesse M. Granado, III and Katie A. Granado**, 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 is/are 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: 12-20-2021


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 408-20-0350 2
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? 1

Please list the additional parcels below (attach list if necessary):

(1) 408-20-0340 3 (3)
(2) _____ (4)

2. SELLER'S NAME AND ADDRESS:

Vernon James Todd and Betty L. Todd
P O Box 530
Arizona City, AZ 85123

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

Jesse M. Granado, III and Katie A. Granado
P O BOX 1955
DEER PARK, WA 99006

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

7385 and 7345 W Haca Cir
Arizona City, AZ 85123

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

Jesse M. Granado, III and Katie A. Granado
P O Box 1955
Deer Park, WA 992006

(b) Next tax payment due 10/2021

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. Agriculture
- 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.

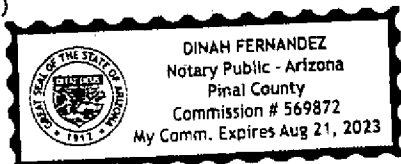
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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.

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.

Vernon James Todd
Signature of Seller / Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 29 day of JULY 20 21
Notary Public _____
Notary Expiration Date Aug. 21, 2023

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-097641
RECORD DATE 08/04/2021

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: \$ 290,000.00 00

11. DATE OF SALE (Numeric Digits): 0 8 / 2 1 Month/Year

12. DOWN PAYMENT: \$ 2,000 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: \$ 0.00 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: _____

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

Buyer and Seller herein
Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 35, of CABALLO ESTATES (18 / 24)

Delia Y. Jimenez
Signature of Buyer / Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 29 day of July 20 21
Notary Public _____
Notary Expiration Date 7-17-2023

