



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 08/24/2021 1509
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-106369

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 64210532-064-KD2

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

Brianna Smith
Corbin Smith
30208 N. Desert Willow Blvd
Queen Creek, AZ 85143

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Clayton M. Latta and Loretta L. Latta, husband and wife

("Grantor") conveys to

Brianna Smith and Corbin Smith, wife and husband

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. Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: August 23, 2021

Grantor(s):

Clayton M. Latta
Clayton M. Latta

Loretta L. Latta
Loretta L. Latta

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona
County of Maricopa

The foregoing document was acknowledged before me this 23rd day of August, 2021

by Clayton M. Latta and Loretta L. Latta

(Seal)



MARY JANE RIDING
Notary Public - Arizona
Maricopa Co. / #548216
Expires 08/15/2022

Mary Jane Riding
Notary Public

EXHIBIT "A"
Legal Description

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

Lot 769, of Ironwood Crossing Unit 2, according to the Plat recorded in Recording No. 2014-070575, records of Pinal County, Arizona;

Except all gas, oil, metals and mineral rights reserved to the State of Arizona as set forth in the Patent to said land.

Ironwood Crossing

**Acceptance of Community Property
with Right of survivorship
"Deed"**

Brianna Smith and Corbin Smith, wife and husband, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated 08/23/2021, and executed by Clayton M. Latta and Loretta L. Latta, husband and wife as Grantors, to Brianna Smith and Corbin Smith, wife and husband as Grantees, and which conveys the real property described as:

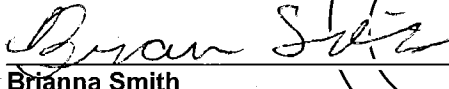
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: August 23, 2021

GRANTEES:


Brianna Smith


Corbin Smith

**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP DEED**

State of Arizona
County of Pinal

The foregoing document was acknowledged before me this 24th day of August 2021

by Brianna Smith and Corbin Smith

(Seal)



BRIAN ROTHENBERG
Notary Public - Arizona
Maricopa Co. / #548212
Expires 08/15/2022

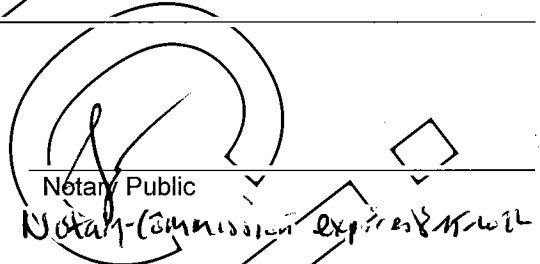

Notary Public
Notary Commission Expires 8/15/22

EXHIBIT "A"
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Ironwood Crossing

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-54-108
 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:

Clayton M. Latta
23395 S. 217th St.
Queen Creek, AZ 85142

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

Brianna Smith
30208 N. Desert Willow Blvd
Queen Creek, AZ 85143

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

4. ADDRESS OF PROPERTY:

62 W. Hackberry Ave
San Tan Valley, AZ 85140

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

Brianna Smith
Same as # 4

(b) Next tax payment due 10/01/2021

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-106369
 RECORD DATE 08/24/2021

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: \$ 516,000.00

11. DATE OF SALE (Numeric Digits): 07/2021
 Month / Year

12. DOWN PAYMENT \$ 160,000

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):

Buyer & Seller herein

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 Arizona, County of Maricopa
 Subscribed and sworn to before me on this 23rd day of August, 2021
 Notary Public Mary Jane Riding
 Notary Expiration Date 8-15-2022

Signature of Buyer / Agent _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 23rd day of August, 2021
 Notary Public ANA C. DIAZ
 Notary Expiration Date 2/21/2022



MARY JANE RIDING
 Notary Public - Arizona
 Maricopa Co. / #548216
 Expires 08/15/2022



ANA C. DIAZ
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 560418
 Expires February 12, 2022

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