



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 11/09/2021 1410
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-142413

RECORDING REQUESTED BY
Title Alliance Elite Agency, LLC
APN: 211-11-424
WHEN RECORDED MAIL TO
Title Alliance Elite Agency, LLC
7890 S. Hardy Drive, Suite 110
Tempe, AZ 85284
File No. 690-001947

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged **Steve Younger, a married man as his sole and separate property**

do hereby convey to **Cody Roberts, a single man and Ashley Gagliardi, a single woman**

the following real property situated in **Pinal** County, **Arizona**:

LOT 22, 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.

SUBJECT TO assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

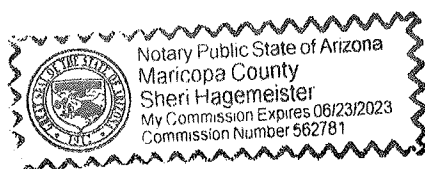
Dated this 8 day of November, 2021

[Signature]
Steve Younger

Date: 11-8-21

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me on 11-8-21 by Steve Younger.



[Signature]
Notary Public
My commission expires: 6/23/23

ACCEPTANCE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Cody Roberts and Ashley Gagliardi each being duly sworn upon oath for himself or herself and jointly but not one for the other deposes and says:

THAT I/we are the Grantee(s) named in that certain deed which is dated November 3, 2021 and executed by Steve Younger as Grantor(s) and Cody Roberts and Ashley Gagliardi as Grantee(s) and which instrument concerns the following described property:

See Exhibit A attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as Joint Tenants with right of survivorship; and

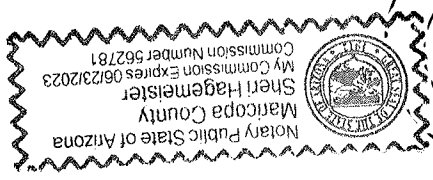
THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, not as tenants in common and not as a community property estate but as Joint Tenants with right of survivorship.

Cody Roberts
Cody Roberts

Ashley Gagliardi
Ashley Gagliardi

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me on 11/8/21 by Cody Roberts and Ashley Gagliardi.



[Signature]
Notary Public
My commission expires: 6/23/23

EXHIBIT A

LOT 22, 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.

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-11-424
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Steve Younger
20942 E Camacho Court
Queen Creek, AZ 85142

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

Cody Roberts and Ashley Gagliardi
1131 E. Ferrara St.
San Tan Valley AZ 85140

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

7860 W. Desert Blossom Way
Florence, AZ 85132

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

Cody Roberts and Ashley Gagliardi
7860 W. Desert Blossom Way
Florence, AZ 85132

(b) Next tax payment due March 1

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
- 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.

Signature of Seller / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 8 day of November, 2021
Notary Public _____
Notary Expiration Date 6/23/23

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-142413
RECORD DATE 11/09/2021

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: \$292,000.00

11. DATE OF SALE (Numeric Digits): 10/2021
Month / Year

12. DOWN PAYMENT \$5,289.00

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 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:

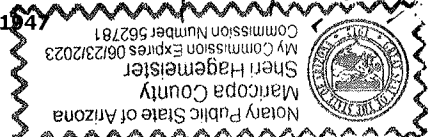
- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Title Alliance Elite Agency, LLC
7890 S. Hardy Drive, Suite 110
Tempe AZ 85284

18. LEGAL DESCRIPTION (attach copy if necessary):
See legal description attached hereto.

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 8 day of November, 2021
Notary Public _____
Notary Expiration Date 6/23/23

File No. 690-001547



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PROFFICE