



OFFICIAL RECORDS OF
 PINAL COUNTY RECORDER
 Virginia Ross
 Electronically Recorded

RECORDING REQUESTED BY:
 Great American Title Agency, Inc.

DATE/TIME: 11/17/2021 1443
 FEE: \$30.00
 PAGES: 2
 FEE NUMBER: 2021-146034

WHEN RECORDED MAIL TO:
 Heather N. Nideng and Andre L. Anderson
 5150 S. 18th Place
 Phoenix, AZ 85040

ESCROW NO.: 1172100763-DGW

This area reserved for the County Recorder

WARRANTY DEED

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

Esteban Sanchez Arias and Gudelia Sanchez, husband and wife

does hereby convey to

Heather N. Nideng, a single woman and Andre L. Anderson, a single man

the following real property situated in Pinal County, Arizona:

Lot 142, of DESERT CROSSING, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 62.

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.

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

Dated: November ^{12th} 10, 2021.

GRANTOR(S):

Esteban Sanchez Arias

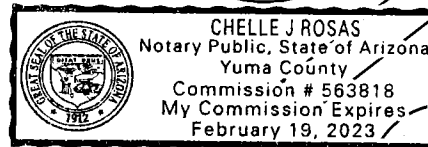
Gudelia Sanchez

State of Arizona

County of ~~Pinal~~ ^{Yuma}

Signed and sworn to before me the 12 day of November, 2021, by Esteban Sanchez Arias and Gudelia Sanchez.

Notary Public
 My commission expires: 02-19-2023
 Affix stamp/seal:



Order No.: 1172100763-DGW
 Property Address: 580 W. Vekol Court, Casa Grande, AZ 85122
 Warranty Deed
 Page 1 of 1

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

THAT CERTAIN DEED DATED November 10, 2021, Wherein

Esteban Sanchez Arias and Gudelia Sanchez, husband and wife

as Grantors, convey to


Heather N. Nideng, a single woman and Andre L. Anderson, a single man

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

Lot 142, of DESERT CROSSING, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 62.

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 this November 10, 2021.



Heather N. Nideng


Andre L. Anderson

State of Arizona

County of Maricopa

Signed and sworn to before me the 17 day of November, 2021, by Heather N. Nideng and Andre L. Anderson.


Notary Public
My commission expires: 5/5/24
Affix stamp/seal:



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-77-1420

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? 0

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

(1) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

Esteban Sanchez Arias and Gudelia Sanchez
580 W. Vekol Court
Casa Grande, AZ 85122

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

Heather N. Nideng and Andre L. Anderson
5150 S. 18th Place
Phoenix, AZ 85040

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

4. ADDRESS OF PROPERTY:

580 W. Vekol Court
Casa Grande, AZ 85122

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

Heather N. Nideng and Andre L. Anderson
580 W. Vekol Court
Casa Grande, AZ 85122

(b) Next tax payment due: March 1, 2022

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 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 17th day of November 20 21
Notary Public
Notary Expiration Date



FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2021-146034
RECORD DATE 11/17/2021

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: \$ 383000 00

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

12. DOWN PAYMENT \$ 11912 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:

\$ 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 AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 17th day of November 20 21
Notary Public
Notary Expiration Date

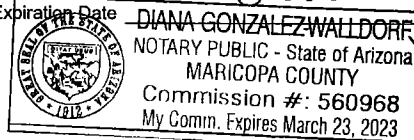


EXHIBIT "A"

Lot 142, of DESERT CROSSING, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 62.

DESERT CROSSING