



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 12/16/2021 1356

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-159260

RECORDING REQUESTED BY

Magnus Title Agency

AND WHEN RECORDED MAIL TO:

**Lemar Hartsell and Jennifer E. Hartsell
782 E. Brenda Dr.**

Casa Grande, AZ 85122

ESCROW NO.: **08145942-849-JJ5**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Shane M. Smith and Sue Earlene Smith, Husband and Wife
do/does hereby convey to

Lemar Hartsell and Jennifer E. Hartsell, Husband and Wife
the following real property situated in Pinal County, Arizona:

Lot 36, of HO-HO-KAM ESTATES UNIT TWO, according to the Plat of record in the office of the County Recorder of Pinal
County, Arizona, recorded in Book 11 of Maps, Page 23.

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 December 6, 2021

SELLERS:

Shane M. Smith

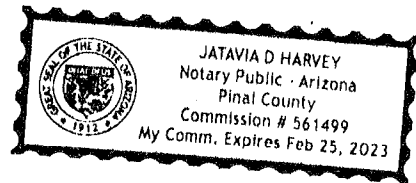
Sue Earlene Smith

State of ARIZONA
County of Pinal } ss:

On December 13th, 2021, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Shane M. Smith and Sue Earlene Smith 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.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal.

Signature

Jatavia D. Harvey

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 506-04-036
 BOOK MAP PARCEL SPLIT

COUNTY OF RECORDATION PINAL
 FEE NO 2021-159260
 RECORD DATE 12/16/2021

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:
Shane M. Smith
404 Elk Horn Ct.
Bailey, CO 80421

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: _____

3. (a) BUYER'S NAME AND ADDRESS:
Lemar Hartsell
1806 Wilson Ave.
Vancouver, WA 98661

10. SALE PRICE: \$ 315,000.00
 11. DATE OF SALE (Numeric Digits): 12 / 2021
 Month / Year

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

12. DOWN PAYMENT \$ 5,000.00
 13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Barter or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 (3) FHA
 d. Seller Loan (Carryback) f. Other financing; Specify: _____

4. ADDRESS OF PROPERTY:
782 E. Brenda Dr.
Casa Grande, AZ 85122

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: _____

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Lemar Hartsell
782 E. Brenda Dr.
Casa Grande, AZ 85122

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

(b) Next tax payment due April 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
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

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: _____

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310


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.

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 6th day of December 2021
 Notary Public _____
 Notary Expiration Date 06/15/2024

Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 6th day of December 2021
 Notary Public _____
 Notary Expiration Date 06/15/2024

 **JESSICA WALKER**
 Notary Public - Arizona
 Maricopa Co. / #583974
 Expires 06/15/2024


 **JESSICA WALKER**
 Notary Public - Arizona
 Maricopa Co. / #583974
 Expires 06/15/2024

EXHIBIT "A"
Legal Description

Lot 36, of HO-HO-KAM ESTATES UNIT TWO, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Page 23.

HO-HO-KAM ESTATES