



DATE/TIME: 01/31/2022 1526
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-012303

RECORDING REQUESTED BY
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Rebecca Lynn McDonald

36149 W. Madrid Ave

MARIQUETA, AZ 85138

ESCROW NO.: C228607 - 313 - AP1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Dwight M Cariou and Sandra L. Cariou, husband and wife

("Grantor") conveys to

Rebecca Lynn McDonald, an unmarried woman

the following real property situated in Pinal County, Arizona:

Lot 54, of Tortosa - NW Parcel-9, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 96 and Certificate of Correction recorded in Recording No. 2005-012595 and Certificate of Correction recorded in Recording No. 2005-062199.

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: January 12, 2022

Grantor(s):

Dwight M Cariou

Sandra L Cariou

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

^{CITY}
State of LACOMBE
County of PROVINCE OF ALBERTA } ss:
CANADA

The foregoing document was acknowledged before me this 13 day of JANUARY, 2022

by Dwight M Cariou and Sandra L Cariou

(Seal)

~~My commission expires:~~

My COMMISSION
DOES NOT EXPIRE

Notary Public


LAVINIA M. OLAR
BARRISTER & SOLICITOR
4912 - 50 AVENUE, LACOMBE
ALBERTA, CANADA, T4L 1Y1
TEL: (403)-879-3000

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-52-740
 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:

Dwight M Cariou
Box 208 Clive, Alberta, Canada T0C 0Y0

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

Rebecca Lynn McDonald
10697 E Plata Ave
Mesa, AZ 85213

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

4. ADDRESS OF PROPERTY:

36149 W Madrid Ave
Maricopa, AZ 85138

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

Rebecca Lynn McDonald
36149 W Madrid Ave
Maricopa, AZ 85138

(b) Next tax payment due 10/22

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 2022-012303
 RECORD DATE 01/31/2022

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: \$ 350,000.00

11. DATE OF SALE (Numeric Digits): 01 / 22
 Month / Year

12. DOWN PAYMENT \$ 70,000.00

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:

\$ 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):

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 AZ County of Maricopa

Subscribed and sworn to before me on this 25 day of Jan 2022

Notary Public [Signature]

Notary Expiration Date 02/09/25

Signature of Buyer / Agent _____

State of Arizona County of Maricopa

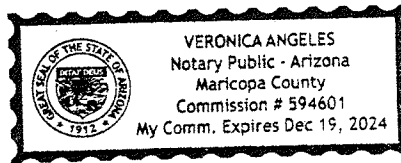
Subscribed and sworn to before me on this 24 day of January 2022

Notary Public [Signature]

Notary Expiration Date 12-19-24



ALISSA PERRY
 Notary Public - Arizona
 Maricopa Co. / #596702
 Expires 02/09/2025



VERONICA ANGELES
 Notary Public - Arizona
 Maricopa County
 Commission # 594601
 My Comm. Expires Dec 19, 2024

EXHIBIT "A"
Legal Description

Lot 54, of Tortosa - NW Parcel 9, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 96 and Certificate of Correction recorded in Recording No. 2005-012595 and Certificate of Correction recorded in Recording No. 2005-062199.

WORLDWIDE