



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER.#: 4729017532

WHEN RECORDED MAIL TO

Danielle Janssen, Anthony Janssen
19686 E PEARTREE LANE
Queen Creek, AZ 85142

DATE/TIME: 02/10/2022 1223

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2022-016389

1082

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Joe Allison and Pamela Allison, husband and wife, as Community Property with Right of Survivorship

Do hereby convey to Danielle Janssen and Anthony Janssen, wife and husband

the following real property situated in Pinal County, Arizona:

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

SUBJECT TO existing taxes, 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: February 9, 2022

[Signature]
Joe Allison

[Signature]
Pamela Allison

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 9 day of February, 2022 by
Joe Allison and Pamela Allison

[Signature]
Notary Public

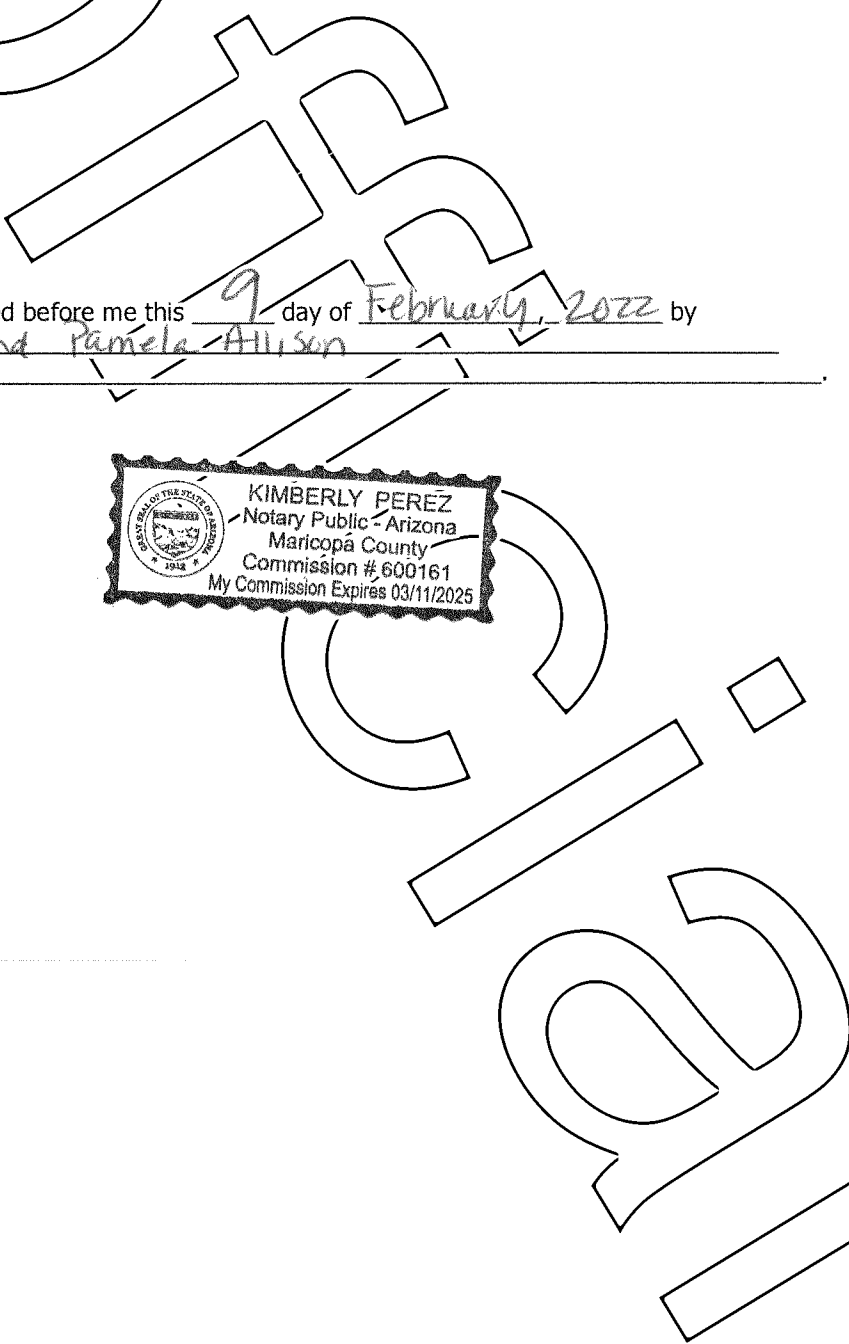
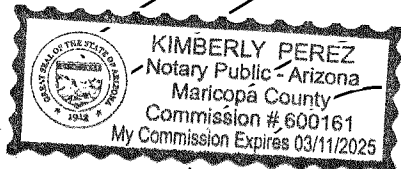


EXHIBIT A

Lot 44, Santo Vallarta, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 93.

Escrow No.: 4729017532

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Danielle Janssen and Anthony Janssen, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

That I am one of the Grantees named in that certain deed which is Dated and executed by Joe Allison and Pamela Allison, husband and wife, as Community Property with Right of Survivorship, as Grantor and Danielle Janssen and Anthony Janssen, wife and husband, as Grantee 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 COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

Danielle Janssen
Danielle Janssen

Anthony Janssen
Anthony Janssen

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 10th day of February, 2022 by Danielle Janssen and Anthony Janssen

Melinda Croci
Notary Public

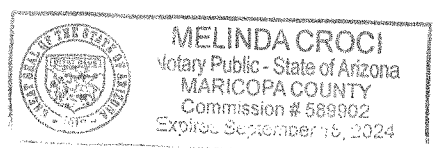


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AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2022-016389
RECORD DATE 02/10/2022

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 509 - 07 - 144 -
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
JOE ALLISON, PAMELA ALLISON
5328 N 186th Dr
LITCHFIELD PARK AZ 85340

3. (a) BUYER'S NAME AND ADDRESS:
DANIELLE JANSSEN, ANTHONY JANSSEN
19686 E PEARTREE LANE
Queen Creek AZ 85142

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

4. ADDRESS OF PROPERTY:
10918 W Dove Roost Rd Lot 44, Queen Creek, Arizona 85142

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
DANIELLE JANSSEN, ANTHONY JANSSEN
19686 E PEARTREE LANE
Queen Creek AZ 85142
(b) Next tax payment due 1/2022

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
d. 2-4 Plex i. Other Use; Specify:
e. Apartment Building

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.

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:

10. SALE PRICE: \$300,000.00

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

12. DOWN PAYMENT \$75,000.00

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
d. Seller Loan (Carryback) (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:
\$ _____ 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 AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):
EXHIBIT "A" ATTACHED HERETO

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

Signature of Buyer / Agent

State of Arizona, County of Maricopa

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 10 day of February 2022

Subscribed and sworn to before me on this 10th day of FEB 2022

Notary Public

Notary Public

Notary Expiration Date 03-2023

Notary Expiration Date 9/18/2024

DOR FORM 82162 (2/2019)

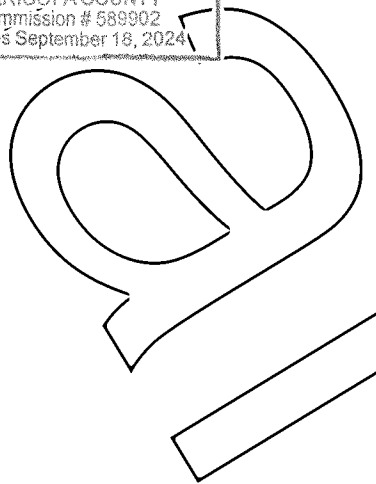


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