



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

Recorded at the Request of:
WFG National Title Insurance Company

When Recorded, Mail To:

Chad Andrist and Shannon Andrist
22594 N Sunset Drive
Maricopa, AZ 85139

DATE/TIME: 02/16/2022 1633

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2022-019102

Order No: 22-339450

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration, I, or we,

Tim Tryon, a single man

do/does hereby convey to

Chad Andrist and Shannon Andrist, husband and wife as community property with right of survivorship

the following real property located in Pinal County, Arizona:

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

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 Grantor warrants the title against all persons whomsoever.

SEE PAGE 2 FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

Page-2
Escrow No. 22-339450
Dated: February 2, 2022

Dated this 15th day of February, 2022

DocuSigned by:

Tim G Tryon
~~Tim Tryon~~

STATE OF ARIZONA
COUNTY OF PINAL

This instrument was acknowledged before me this 15th day of February, 2022 by
Tim Tryon. The foregoing instrument was acknowledged before my by means of communication
technology

DocuSigned by:

Dana Adame
~~Notary Public~~

6/6/2024

My Commission Expires: _____

Electronic Notary ID 203313295



DANA L. ADAME
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 583976
Expires June 6, 2024

ARIZONA

EXHIBIT "A"
Legal Description

LOT 93, OF COBBLESTONE FARMS PARCEL II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 155.

APN: 512-05-2160

COBBLESTONE FARMS



**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Escrow No.: 22-339450

Chad Andrist and Shannon Andrist each being first duly sworn upon oath each 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 attached hereto, dated 2/15/2022, and executed by Tim Tryon, as Grantors, to Chad Andrist and Shannon Andrist, husband and wife as community property with right of survivorship, as Grantees, covering property described as follows:

See Exhibit A attached hereto and made a part hereof

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

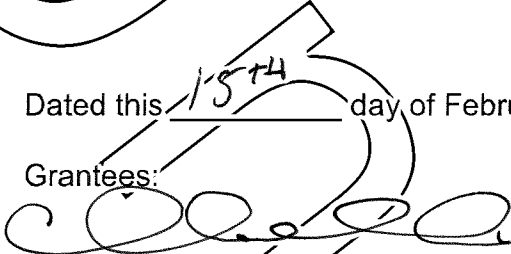
SEE PAGE 2 FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

WATERMARK: WFG NATIONAL TITLE INSURANCE COMPANY

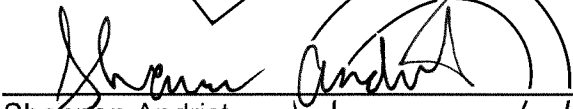
Page 2
Escrow No. 22-339450

Dated this 15th day of February, 2022.

Grantees:



Chad Andrist



Shannon Andrist

~~STATE OF ARIZONA~~
STATE OF Minnesota
COUNTY OF Dodge

This instrument was acknowledged before me this 15th day of February, 2022 by Chad Andrist and Shannon Andrist.



Notary Public

My Commission Expires: Jan 31, 2026

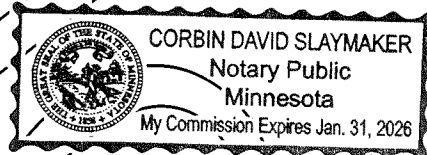


EXHIBIT "A"
Attached to Acceptance

LOT 93, OF COBBLESTONE FARMS PARCEL II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 155.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-05-2160
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. SELLERS NAME & ADDRESS:

Tim Tryon
22594 N Sunset Drive
Maricopa, AZ 85139

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

Chad Andrist and Shannon Andrist
22594 N Sunset Drive
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

22594 N Sunset Drive
Maricopa, AZ 85139

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

Chad Andrist and Shannon Andrist
22594 N Sunset Drive
Maricopa, AZ 85139

(b) Next tax payment due 10/2022

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box [Enter Data]

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Bldg.
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile Home or Manufactured Home Affixed Not Affixed
- i. Other Specify: _____

7. RESIDENTIAL BUYERS 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" or "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
- (b) Special Warranty Deed
- (c) Joint Tenancy Deed
- (d) Contract or Agreement
- (e) Quit Claim Deed
- (f) Other

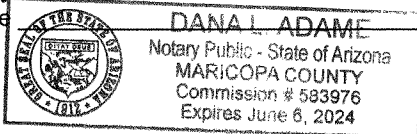
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION, IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____

State of AZ, County of Maricopa
Subscribed and sworn to before me on this 16 day of Feb 2022

Notary Public [Signature]

Notary Expiration Date 6/6/24

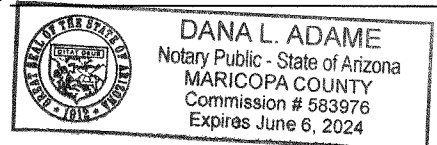


Signature of Buyer/Agent _____

State of AZ, County of Maricopa
Subscribed and sworn to before me on this 16 day of Feb 2022

Notary Public [Signature]

Notary Expiration Date 6/6/24



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-019102
RECORD DATE 02/16/2022

10. SALE PRICE: \$550,000.00

11. DATE OF SALE (Numeric Digits): 2/16/2022
Month / Year

12. DOWN PAYMENT \$ 26,500.00 **00**

13. METHOD OF FINANCING: [Enter Data]
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
(2) VA
c. Assumption of existing loan(s) (3) FHA
f. Other financing; Specify: _____
d. Seller Loan (Carryback) _____

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 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):

SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

EXHIBIT "A"
LEGAL DESCRIPTION TO AFFIDAVIT OF PROPERTY VALUE

LOT 93, OF COBBLESTONE FARMS PARCEL II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 155.

