



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/31/2022 0927

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2022-038386

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Michael E. Duea and Cynthia L. Duea
4388 S Avenida De Angeles
Gold Canyon, AZ 85118

2/2

WARRANTY DEED

Escrow No. 240-6193421 (ckm)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Howard L. Mai & Charlotte L. Mai, as Trustees of the Mai Family Trust, 10/22/13, the GRANTOR does hereby convey to

Michael E. Duea and Cynthia L. Duea, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 37, OF VISTA DEL CORAZON FINAL PLAT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 156

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 240-6193421 (ckm)
A.P.N.: 104-93-0370 2

Warranty Deed - continued

DATED: March 14, 2022

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Howard L. Mai & Charlotte L. Mai, as Trustees of
the Mai Family Trust, 10/22/13

Howard L. Mai
Howard L. Mai, Trustee

Charlotte L. Mai
Charlotte L. Mai, Trustee

STATE OF

County of

Pinal ss.


On March 28 2022, before me, the undersigned Notary Public,
personally appeared Howard L. Mai & Charlotte L. Mai, Trustees 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 his/her/their signature(s) on the instrument is/are the person(s) or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

11/14/2024

Cindy K. McGraugh
Notary Public

 CINDY K. McGRAUGH
Notary Public - State of Arizona
PINAL COUNTY
Commission # 575512
Expires January 14, 2024

File No.: 240-6193421 (ckm)
A.P.N.: 104-93-0370 2

Warranty Deed - continued

BENEFICIARY DISCLOSURE

March 14, 2022

First American Title Insurance Company
6877 South Kings Ranch Road, Ste 5
Gold Canyon, AZ 85118

RE: Escrow No. 240-6193421

The undersigned, being the Trustee(s) of the Mai Family Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Charlotte L. Mai, Howard L. Mai

ADDRESS: 2487 W. Cedar Circle Lakewood, CO 80226

NAME: _____

ADDRESS: _____

NAME: _____

ADDRESS: _____

Mai Family Trust

Howard L. Mai
Howard L. Mai, Trustee

Charlotte L. Mai
Charlotte L. Mai, Trustee

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 03/14/2022 by and between Howard L. Mai & Charlotte L. Mai, as Trustees of the Mai Family Trust, 10/22/13 and Michael E. Duea and Cynthia L. Duea, husband and wife.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: 03/14/2022

Michael E. Duea
Michael E. Duea

Cynthia L. Duea
Cynthia L. Duea

STATE OF AZ)
County of Pinal) ss.

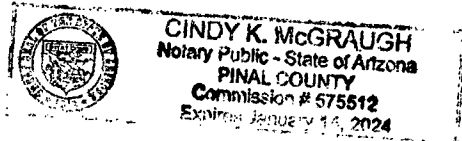
On March 25, 2022, before me, the undersigned Notary Public, personally appeared **Michael E. Duea and Cynthia L. Duea**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

1/14/2024

Cindy K. McGraugh
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL-IDENTIFICATION NUMBER(S)

Primary Parcel: 104-93-0370 2 - SPLIT
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Mai Family Trust
7487 West Cedar Circle
Lakewood, CO 80226

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

Michael E. Duea and Cynthia L. Duea
4388 S Avenida De Angeles
Gold Canyon, AZ 85118

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

4388 S Avenida De Angeles
Gold Canyon, AZ 85118

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

Michael E. Duea and Cynthia L. Duea
4388 S Avenida De Angeles
Gold Canyon, AZ 85118

(b) Next tax payment due 10/2022

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. Agriculture
- 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.

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: Charlotte L. Mair
 State of AZ, County of Pinal
 Subscribed and sworn to before me on this 25th day of March 2022
 Notary Public: Cindy K. McGraugh
 Notary Expiration Date: 1/14/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-038386
 RECORD DATE 03/31/2022

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: \$ 1,200,000.00 00

11. DATE OF SALE (Numeric Digits): 03 / 2022
 Month/Year

12. DOWN PAYMENT \$ 0.00 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: \$ 0.00 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):

Michael E. Duea and Cynthia L. Duea
4388 S Avenida De Angeles
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached

Signature of Buyer / Agent: Michael E. Duea
 State of AZ, County of Pinal
 Subscribed and sworn to before me on this 25th day of March 2022
 Notary Public: Cindy K. McGraugh
 Notary Expiration Date: 1/14/2024

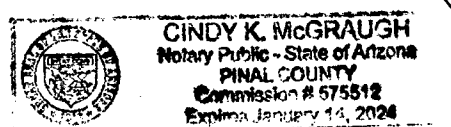
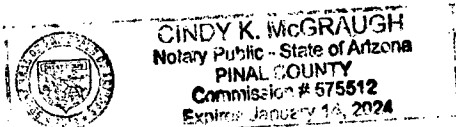


EXHIBIT 'A'

File No.: **240-6193421 (ckm)**

Property: **4388 S Avenida De Angeles, Gold Canyon, AZ 85118**

LOT 37, OF VISTA DEL CORAZON FINAL PLAT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 156

A.P.N. 104-93-0370 2

RECORDED