



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY  
East Title Agency, LLC

AND WHEN RECORDED MAIL TO:  
Vickie Peabody  
568 W Lucky Penny Pl  
Casa Grande, AZ 85122

DATE/TIME: 04/14/2022 1302  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-044700

ESCROW-NO.: -08152757-849-NMA  
EA152757-099-JDA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Warranty Deed

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

James V Wilson and April M Wilson, Husband and Wife, as Community Property with Right of Survivorship

do/does hereby convey to

Vickie Peabody, An Unmarried Woman

the following real property situated in Pinal County, Arizona:

**SEE 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. And I or we

do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated April 13, 2022

**SELLERS:**

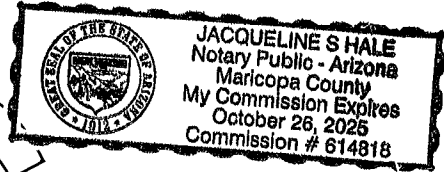
*James V. Wilson*  
James V Wilson

*April M. Wilson*  
April M Wilson

State of ARIZONA }  
County of Pinal } ss:

On April 13, 2022, before me,  
The Undersigned Jacqueline S. Hale,  
a Notary Public in and for said County and State, personally  
appeared James V Wilson and April M Wilson  
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 Jacqueline S. Hale

Escrow.com

**EXHIBIT "A"**  
**Legal Description**

Lot 44, of COPPER VISTA PHASE I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 67.

COPPER VISTA

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-31-068  
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:

James V Wilson & April M Wilson  
568 W Lucky Penny Pl  
Casa Grande, AZ 85122

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

Vickie Peabody  
10323 W Gross Ave  
Tolleson, AZ 85353

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

4. ADDRESS OF PROPERTY:

568 W Lucky Penny Pl  
Casa Grande, AZ 85122

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

Vickie Peabody  
568 W Lucky Penny Pl  
Casa Grande, AZ 85122

(b) Next tax payment due October 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.  Agricultural
- h.  Mobile or Manufactured Home
- 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 \_\_\_\_\_  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 14 day of April 2022  
Notary Public \_\_\_\_\_  
Notary Expiration Date 05-09-2023



**NICHOLAS J. MAGGIORE**  
Notary Public - Arizona  
Maricopa Co. / #563502  
Expires 05/09/2023

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2022-044700
RECORD DATE	04/14/2022

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: \$ 360,000.00

11. DATE OF SALE (Numeric Digits): 04 / 2022  
Month / Year

12. DOWN PAYMENT \$ 154,000.00

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):  
Magnus Title Agency LLC  
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012  
(602) 792-7310

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent Vickie Peabody  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 13 day of April 2022  
Notary Public \_\_\_\_\_  
Notary Expiration Date 07/2022



**RUSTY HAGGARD**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 608332  
Expires August 7, 2025

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