



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 04/15/2022 1333

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2022-045469

RECORDING REQUESTED BY

Silo Title Agency LLC

AND WHEN RECORDED MAIL TO

Karlee McKinney and Heath McKinney

46152 W. Sonny Rd.

Maricopa, AZ 85139

ESCROW NO.: **08153144-835-NB**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Linda Kay Milligan, as Trustee of The Linda Kay Milligan Declaration of Trust dated February 18, 2008

do/does hereby convey to

Karlee McKinney and Heath McKinney, Wife and Husband

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.

EXHIBIT "A"

Legal Description

Lot 5549, of AMENDED PLAT OF ARIZONA CITY UNIT NINE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, page 15 and Amended in Cabinet A, Slides 4 through 8.

WARRANTY DEED

Dated April 13, 2022

SELLER:

**The Linda Kay Milligan Declaration of Trust
dated February 18, 2008**

Linda Kay Milligan
Linda Kay Milligan, Trustee

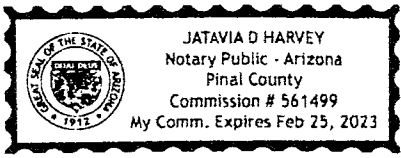
State of **ARIZONA**
County of **Pinal** } ss:

On April 14th 2022, before me,
The Undersigned

a Notary Public in and for said County and State, personally
appeared Linda Kay Milligan, as an individual and as Trustee of
The Linda Kay Milligan Declaration of Trust dated February 18,
2008

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 Jatavia D. Harvey

RECEIVED

DATE: April 13, 2022

ESCROW NO.: 08153144-835-NB

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the name(s) and address(es) of the beneficiary(ies) of the Declaration of Trust dated February 18, 2008, are as follows:

Name: Angela D. Crump
Address: P.O. Box 347, Arizona City, AZ 85123

Name: Sonya L. Mendoza
Address: N. 7375 Mariner Hills Lane, Elkhorn, WI 83121

Name: Marsha Wier
Address: 207 Brentwood Dr., Leander TX 78641

Name:
Address:

Name:
Address:

Name:
Address:

By: Linda Kay Milligan
(Signature of Trustee)

By:
(Signature of Trustee)

as Trustee(s) of The Linda Kay Milligan Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED 4/12/2022, Wherein

Linda Kay Milligan, as Trustee of The Linda Kay Milligan Declaration of Trust dated February 18, 2008

as Grantors, convey to

Karlee McKinney and Heath McKinney

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: 4/12/2022

BUYERS:

Karlee McKinney

Karlee McKinney

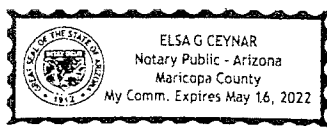
Heath McKinney

Heath McKinney

State of Arizona
County of Maricopa

} ss:

On April 14th 2022 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Karlee McKinney and Heath McKinney, 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.



(This area for official notarial seal)

WITNESS my hand and official seal.
Elsa G Ceynar

Signature

EXHIBIT "A"
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HOFFMAN'S

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-08-050
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:

Linda Kay Milligan, as Trustee of The Linda Kay Milligan Declaration of Trust dated February 18, 2008
15041 S. Amado Blvd.
Arizona City, AZ 85123

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

Karlee McKinney
46152 W. Sonny Rd.
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

15041 S. Amado Blvd.
Arizona City, AZ 85123

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

Karlee McKinney
46152 W. Sonny Rd.
Maricopa, AZ 85139

(b) Next tax payment due 10/01/2022

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
 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.

Michelle L. Cole
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 [Signature]
Notary Expiration Date 5/31/2023

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-045469
RECORD DATE 04/15/2022

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: \$ 200,000.00

11. DATE OF SALE (Numeric Digits): 03 / 22
Month / Year

12. DOWN PAYMENT \$ 49,825.00

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.

Karlee McKinney
Signature of Buyer / Agent
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 14 day of April 2022
Notary Public [Signature]
Notary Expiration Date Mar 16, 2022



RILEY GRABNER
Notary Public - Arizona
Maricopa Co. / #565494
Expires 05/31/2023

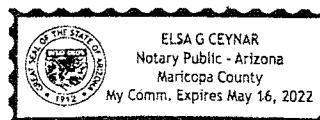


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ARIZONA