



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/26/2022 1429

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-050015

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
Marvin J Derrick and Kathy L Derrick
4366 S Avenida De Angeles
Gold Canyon, AZ 85118

WARRANTY DEED

File No. 14-2211147 (JD)

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

Dennis M Quick and Fauna M Quick, husband and wife, the GRANTOR does hereby convey to

Marvin J Derrick and Kathy L Derrick, husband and wife, the GRANTEE

the following described real property situated in Pinal County, Arizona:

LOT 38, VISTA DEL CORAZON, ACCORDING TO CABINET B, SLIDE 156, RECORDS OF PINAL COUNTY,
ARIZONA.

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.: 14-2211147 (JD)
A.P.N.: 104-93-0380-1

Warranty Deed - continued

DATED: April 20, 2022

Dennis M Quick
Dennis M Quick

Fauna M Quick
Fauna M Quick

STATE OF AZ)

County of)

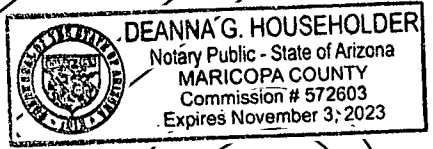
Maricopa) ss.

On April 21, 2022, before me, the undersigned Notary Public, personally appeared **Dennis M Quick and Fauna M Quick**, 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: 11/3/2023

Deanna G. Householder
Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated April 20, 2022 by and between Dennis M Quick and Fauna M Quick, husband and wife and Marvin J Derrick and Kathy L Derrick, 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: April 20, 2022

[Signature]
Marvin J Derrick

[Signature]
Kathy L Derrick

STATE OF 2 ~~ARIZONA~~ Illinois
County of Champaign

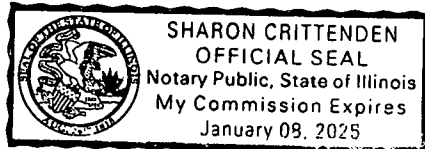
)
ss.
)

On April 22, 2022, before me, the undersigned Notary Public, personally appeared **Marvin J Derrick and Kathy L Derrick**, 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: 01/08/2025

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-93-0380 1

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:

Dennis M Quick and Fauna M Quick
4366 S Avenida De Angeles
Gold Canyon, AZ 85118

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

Marvin J Derrick
4008 Freedom Blvd
Champaign, IL 61822-9687

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

4366 S Avenida De Angeles
Gold Canyon, AZ 85118

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

Marvin J Derrick
4366 S Avenida De Angeles 4008 Freedom Blvd.
Gold Canyon, AZ 85118 Champaign, IL 61822

(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.

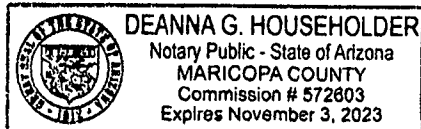
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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.

Dennis M Quick
Signature of Seller / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 21 day of April 2022
Notary Public Colouesh Toronto
Notary Expiration Date 11/3/2023

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-050015
RECORD DATE 04/26/2022

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: \$ 1,950,000.00 00

11. DATE OF SALE (Numeric Digits): 0 3 / 2 2
Month/Year

12. DOWN PAYMENT \$ 200,000.00 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):

Buyer and Seller herein

Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):
LOT 38 OF VISTA DEL CORAZON (B / 156)

Angela K Snoddy
Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 26 day of April 2022
Notary Public Angela K Snoddy
Notary Expiration Date 9-14-22

