

**RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY**

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 53220320-053-KSG

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**
Craig Pearson
1125 W Sycamore Road
San Tan Valley, AZ 85140



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 05/06/2022 1030
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2022-054439

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Stephan C Ronniger, an unmarried man
("Grantor") conveys to

Craig Pearson and Kelsey Pearson, husband and wife

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 29, 2022

Grantor(s):


Stephan C Ronniger

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona
County of Maricopa

The foregoing document was acknowledged before me this 4 day of May 2022

by Stephan C Ronniger

(Seal)



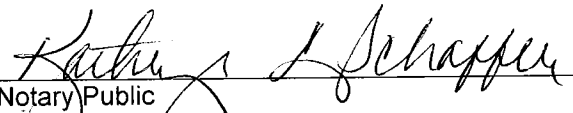

Notary Public

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN TAN VALLEY, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 1193, Ironwood Crossing Unit 3B, according to Recording No. 2012-081597, records of Pinal County, Arizona.

Not for Record

**Acceptance of Community Property
with Right of survivorship
"Deed"**

Craig Pearson and Kelsey Pearson, husband and wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated April 29, 2022, and executed by Stephan C Ronniger, an unmarried man as Grantors, to Craig Pearson and Kelsey Pearson, husband and wife as Grantees, and which conveys the real property described as:

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


to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: April 29, 2022

GRANTEES:


Craig Pearson


Kelsey Pearson

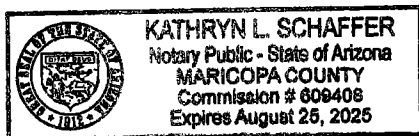
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP DEED**

State of Arizona
County of Maricopa

The foregoing document was acknowledged before me
this 4 day of May 2022

by Craig Pearson and Kelsey Pearson

(Seal)





Notary Public

EXHIBIT "A"
Legal Description

Lot 1193, Ironwood Crossing Unit 3B, according to Recording No. 2012-081597, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-52-733
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:

Stephan C Ronniger
9803 E Thornbush Ave
Mesa, AZ 85212

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

Craig Pearson
1118 S Tiago Dr
Gilbert, AZ 85233

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

4. ADDRESS OF PROPERTY:

1125 W Sycamore Road
San Tan Valley, AZ 85140

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

Craig Pearson
1125 W Sycamore Road
San Tan Valley, AZ 85140

(b) Next tax payment due 10/2022

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> Apartment Building | |

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION FINAL
FEE NO 2022-054439
RECORD DATE 05/06/2022

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: _____ |

10. SALE PRICE: \$ 550,000.00

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

12. DOWN PAYMENT \$ 270,000.00

13. METHOD OF FINANCING:

- | | |
|--|---|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution:
(1) <input checked="" type="checkbox"/> Conventional
(2) <input type="checkbox"/> VA
(3) <input type="checkbox"/> FHA |
| b. <input type="checkbox"/> Barter or trade | f. <input type="checkbox"/> Other financing; Specify: _____ |
| c. <input type="checkbox"/> Assumption of existing loan(s) | |
| d. <input type="checkbox"/> 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: N/A

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 & Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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.

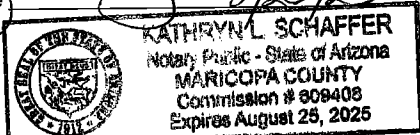
[Signature]
Signature of Seller / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 4 day of May, 2022

Notary Public [Signature]

Notary Expiration Date 5/25/25



[Signature]
Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 4 day of May, 2022

Notary Public [Signature]

Notary Expiration Date 5/25/25

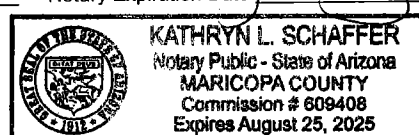


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