



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

DATE/TIME: 05/10/2022 1036
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2022-055561

RECORDING REQUESTED BY
Magnus Title

AND WHEN RECORDED MAIL TO:
Sharon K Walton and Thomas S Walton

ESCROW NO.: **08154752-831-JPB**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Mari Lindy Bloom, A Married Woman, as Her Sole and Separate Property who acquired title as Mari Lindy Ragsdell,

An Unmarried Woman

do/does hereby convey to

Sharon K Walton and Thomas S Walton, 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.

Dated May 2, 2022

SELLER:

[Handwritten signature]

Mari Lindy Bloom

State of ARIZONA

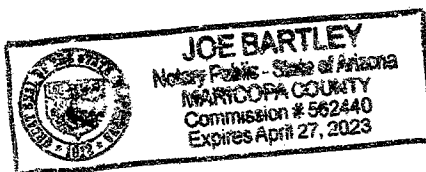
County of Pinal } ss:

On 5-5-2022, before me,

The Undersigned

a Notary Public in and for said County and State, personally appeared Mari Lindy Bloom 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 _____

[Large diagonal watermark text: 'PINAL COUNTY ARIZONA']

EXHIBIT "A"
Legal Description

Lot 81, OF ANTHEM AT MERRILL RANCH UNIT 3, as shown on the plat recorded as Document No. 2017-077518 in the official records of Pinal County, State of Arizona.

WARRANTY DEED

Acceptance of Community Property with Right of Survivorship

Sharon K Walton and Thomas S Walton, Wife and Husband each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated 4/29/2022 , and executed by **Mari Lindy Bloom**, as Grantors, to **Sharon K Walton and Thomas S Walton**, as Grantees, and which conveys certain premises described as:

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

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: April 29, 2022

BUYERS:

Sharon K Walton
Sharon K Walton

Thomas S Walton
Thomas S Walton

State of ARIZONA
County of Pinal

ss:

On April 29, 2022 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **Sharon K Walton and Thomas S Walton**, 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.

WITNESS my hand and official seal.

Signature

Kellie A Schatz

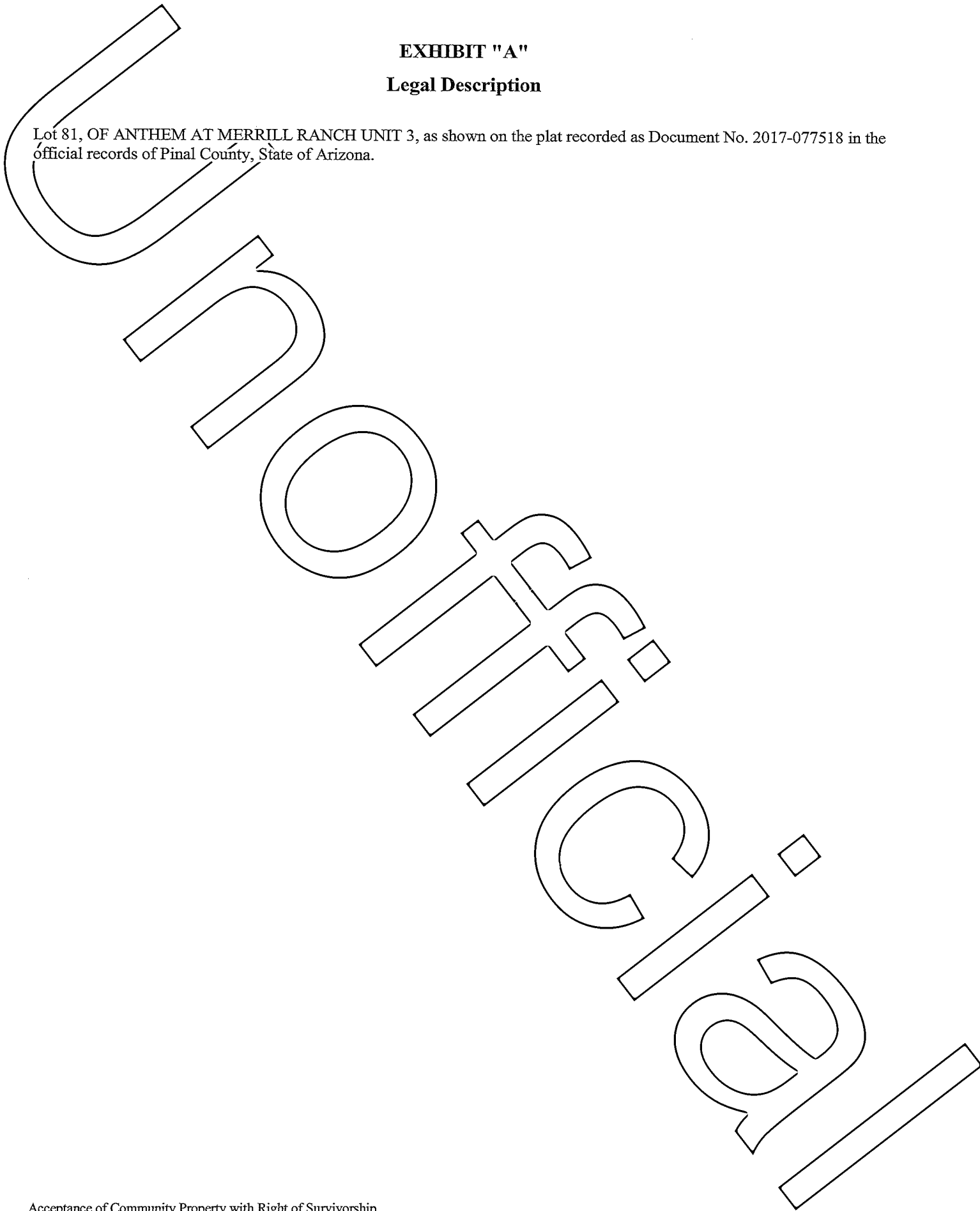
(This area for official notarial seal)



KELLIE A. SCHATZ
Notary Public - Arizona
Maricopa Co. / #609377
Expires 07/15/2025

EXHIBIT "A"
Legal Description

Lot 81, OF ANTHEM AT MERRILL RANCH UNIT 3, as shown on the plat recorded as Document No. 2017-077518 in the official records of Pinal County, State of Arizona.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **211-13-837**
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) _____ (2) _____
(3) _____ (4) ^

2. SELLER'S NAME AND ADDRESS:

Mari Lindy Bloom
29 Sage Hill Ct.
Durango, CO 81301

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

Sharon K Walton
725 E. Fruit Stand Way
Queen Creek, AZ 85140

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

4. ADDRESS OF PROPERTY:

5650 W Valor Way
Florence, AZ 85132

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

Sharon K Walton
725 E. Fruit Stand Way
Queen Creek, AZ 85140

(b) Next tax payment due October 2022

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

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
- d. 2-4 Plex i. Other Use; Specify: _____
- e. 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.

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 [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 3 day of May, 2022
Notary Public Kellie A. Schatz
Notary Expiration Date 07-15-2025

Signature of Buyer / Agent [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 13 day of May, 2022
Notary Public Kellie A. Schatz
Notary Expiration Date 07-15-2025

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION **PINAL**
FEE NO **2022-055561**
RECORD DATE **05/10/2022**

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ **435,000.00**

11. DATE OF SALE (Numeric Digits): 4 / 2022
Month / Year

12. DOWN PAYMENT \$ **435,000.00**

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional,
(2) VA
(3) FHA
b. Barter or trade f. Other financing; Specify: _____
c. Assumption of existing loan(s)
d. 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: _____

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.



KELLIE A. SCHATZ
Notary Public - Arizona
Maricopa Co. / #609377
Expires 07/15/2025



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Maricopa Co. / #609377
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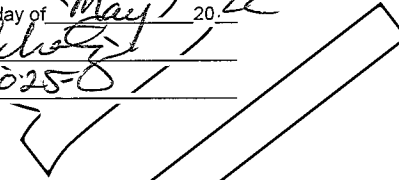


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HomeLife