



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 05/26/2022 1045

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-061833

RECORDING REQUESTED BY
AZ Title Agency, LLC

AND WHEN RECORDED MAIL TO:
Robyn Palmer
1713 E. Leaf Road

San Tan Valley, AZ 85140

ESCROW NO.: 08155311-831-CZH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Greg Moyes and Leah Moyes, Husband and Wife, as Community Property with Right of Survivorship

do/does hereby convey to

Robyn Palmer, A Single Man

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 16, 2022

SELLERS:

Greg Moyes

Leah Moyes

State of ARIZONA

County of Maricopa } ss:

On May 18th 2022, before me,
The Undersigned _____,

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Greg Moyes and Leah Moyes 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 _____



CH
CLAIRE HOLLAND
Notary Public - Arizona
Maricopa Co. / #608579
Expires 07/31/2025



CLAIRE HOLLAND
Notary Public - Arizona
Maricopa Co. / #608579
Expires 07/31/2025

EXHIBIT "A"
Legal Description

Lot 277, WAYNE RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 38.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-26-2770
 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? NONE

Please list the additional parcels below (attach list if necessary):

(1) N/A (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Greg Moyes
1713 E. Leaf Road
San Tan Valley, AZ 85140

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

Robyn Palmer
1715 E Stanford Avenue
Gilbert, AZ 85233

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

4. ADDRESS OF PROPERTY:

1713 E. Leaf Road
San Tan Valley, AZ 85140

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

Robyn Palmer
1713 E. Leaf Road
San Tan Valley, AZ 85140

(b) Next tax payment due 10/1/2022

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-061833
 RECORD DATE 05/26/2022

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: \$ 490,000.00

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

12. DOWN PAYMENT \$ 115,000.00

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:

\$ 0 00 AND

briefly describe the Personal Property: NONE

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: N/A

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.

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 22 day of May, 2022
 Notary Public [Signature]
 Notary Expiration Date 7-31-2025

Signature of Buyer Agent [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 23rd day of May, 2022
 Notary Public [Signature]
 Notary Expiration Date 7-31-2025



CLAIRE HOLLAND
 Notary Public - Arizona
 Maricopa Co. / #608579
 Expires 07/31/2025



CLAIRE HOLLAND
 Notary Public - Arizona
 Maricopa Co. / #608579
 Expires 07/31/2025

EXHIBIT "A"
Legal Description

Lot 277, WAYNE RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 38.