



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

Recorded at the Request of:
WFG National Title Insurance Company

DATE/TIME: 06/02/2022 1526
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-064887

When Recorded, Mail To:
Donald W. Adams and Lisa Adams
40637 W. Hopper Dr.
Maricopa, AZ 85138-7396

Order No.: 22-386365

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

**Minnefer Mernahken, as Personal Representative of the Estate of Larold W. Colbert, deceased
Pinal County Probate No. PB2021-00692**

do/does hereby convey to

Donald W. Adams and Lisa Adams, husband and wife

the following real property located in Pinal County, Arizona:

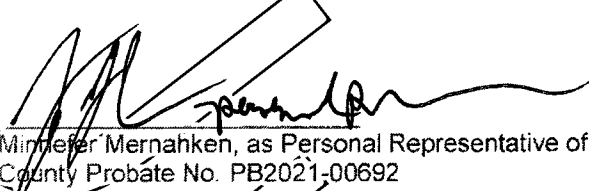
**LOT 80, OF FINAL PLAT FOR PARCEL 9 AT HOMESAD NORTH, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET F, SLIDE 141.**

APN: 512-43-7770

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, the Grantor warrants the title against all persons whomsoever.

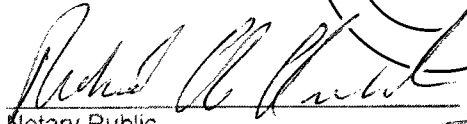
Dated this 22ND day of May, 2022

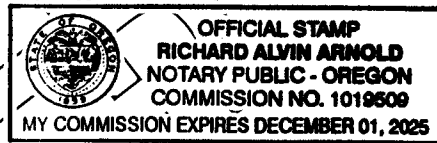
Warranty Deed – continued


Minnefer Mernahken, as Personal Representative of the Estate of Larold W. Colbert, deceased Pinal
County Probate No. PB2021-00692

STATE OF ARIZONA: Oregon
COUNTY OF Washington

This instrument was acknowledged before me this 22 day of May 2022 by of Minnefer Mernahken,
as Personal Representative of the Estate of Larold W. Colbert, deceased Pinal County Probate No.
PB2021-00692


Notary Public
My Commission Expires: 12-1-25





**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Escrow No.: 22-386365

Donald W. Adams and Lisa Adams each being first duly sworn upon oath each for himself or herself and jointly, but not one for the other deposes and says,

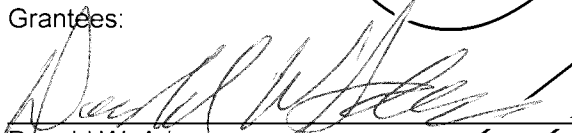
THAT I am one of the Grantees named in that certain Deed attached hereto, dated May 13, 2022, and executed by Minnefer Mernahken, as Personal Representative of the Estate of Larold W. Colbert, deceased Pinal County Probate No. PB2021-00692, as Grantors, to Donald W. Adams and Lisa Adams, husband and wife, as Grantees, covering property described as follows:


LOT 80, OF FINAL PLAT FOR PARCEL 9 AT HOMESAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 141.

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.

Dated this 2 day of June, 2022.

Grantees:

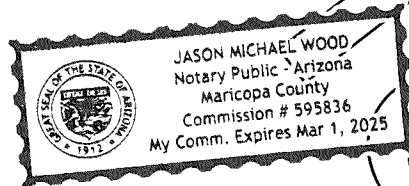

Donald W. Adams


Lisa Adams

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me this 2 day of June, 2022 by Donald W. Adams and Lisa Adams.


Notary Public
My Commission Expires: 3/1/25



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-43-7770
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? N/A

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

- (1) _____ (2) _____
- (3) _____ (4) _____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-064887
RECORD DATE 06/02/2022

10. SALE PRICE: \$500,000.00

11. DATE OF SALE (Numeric Digits): 06 / 2022
Month / Year

12. DOWN PAYMENT \$ 5,000.00

13. METHOD OF FINANCING: [Enter Data]
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (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: N/A

15. PARTIAL INTEREST: If only a partial 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):
SELLER AND BUYER HEREIN

2. SELLERS NAME & ADDRESS:
Minnefer Mernahken, as Personal Representative of the Estate of Larold W. Colbert, deceased Pinal County Probate No. PB2021-00692

3766 SE McKenzie Ave.
Hillsboro, OR 97123-8688

3. (a) BUYER'S NAME & ADDRESS:
Donald W. Adams and Lisa Adams
40637 W. Hopper Dr.
Maricopa, AZ 85138-7396

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

4. ADDRESS OF PROPERTY:
40637 W. Hopper Dr.
Maricopa, AZ 85138-7396

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Donald W. Adams and Lisa Adams
40637 W. Hopper Dr.
Maricopa, AZ 85138-7396
(b) Next tax payment due October 1, 2022

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box [Enter Data]
a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agriculture
c. Condo or Townhouse h. Mobile Home or Manufactured Home
d. 2-4 Plex i. Other Specify: _____
e. Apartment Bldg.

7. RESIDENTIAL BUYERS 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" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: N/A
For Apartments, Motels / Hotels, Mobile Home / RV

Parks, etc.

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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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

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 1 day of 6, 2022.

Notary Public

Notary Expiration Date 11/25/2022

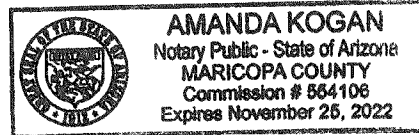
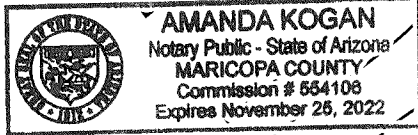
Signature of Buyer/Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 1 day of 6, 2022.

Notary Public

Notary Expiration Date 11/25/2022



OFFICIALS