



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 08/16/2022 1429

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-089581

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:
Jimmy Leach, Jr
44210 West Lindgren Drive
Maricopa, AZ 85138

ESCROW NO. 22-04-213559SL

Warranty Deed

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

Jennifer M. Simpson, a married woman as her sole and separate property,

as GRANTOR(s)

do/does hereby convey to

Jimmy Leach, Jr, A Married Man Dealing in his Sole and Separate Property,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED

APN: 512-04-0440

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

Warranty Deed

Escrow No. 22-04-213559SL
APN: 512-04-0440

Grantor(s):

Jennifer Simpson
Jennifer Simpson

State of ARIZONA }

} SS:

County of ~~PIVAL~~ ^{MAR} Maricopa }

On August 15, 2022, before me the undersigned Notary Public, personally appeared Jennifer Simpson, 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 *Melissa A. Johnson*

My Commission Expires: 7.24.26

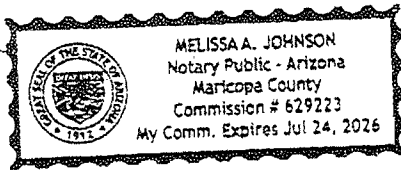


EXHIBIT "A"

Lot 34, Parcel 2 of the VILLAGES AT RANCHO EI DORADO, according to the Plat of Record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 145.

APN: 512-04-0440

WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 512 - 04 - 0440 -
 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 (no more than four):
 1. 3 2. 2 4.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-089581
 RECORD DATE 08/16/2022

2. Sellers Name and Address
Jennifer Simpson
2177 South McQueen Road
Chandler AZ 85286

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:

3. (a) Buyers Name and Address
Jimmy Leach, Jr
56129 West Papago Road
Maricopa AZ 85139
 (b) Are the Buyer and Seller related? Yes No
 If yes state relationship

10. SALES PRICE	\$375,000.00
11. DATE OF SALE (Numeric Digits):	08 / 22
12. DOWN PAYMENT	\$18,750.00

4. ADDRESS OF PROPERTY:
 44210 West Lindgren Drive
 Maricopa AZ 85138

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) FHA (3) VA
 f. Other financing; Specify:

5. (a) MAIL TAX BILL TO:
Jimmy Leach, Jr
44210 West Lindgren Drive
Maricopa, AZ 85138
 (b) Next tax payment due 10/22

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% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$
 briefly describe the Personal Property:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check
 Only One Box
 a. Vacant Land: f. Commercial/Industrial:
 b. SFR: g. Agricultural:
 c. Condo or Townhouse: h. Mobile or Manufactured
 d. 2-4 Plex: Home: Affixed Not Affixed
 e. Apartment Building: i. Other Use; Specify:

15. PARTIAL INTEREST: If only a partial ownership interest
 is being sold, briefly describe the partial interest:
 N/A

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h
 in Item 6 above, please check one of the following:
 To be used as a primary residence.
 To be rented to someone other than a "qualified family
 member."
 Owner occupied not a primary residence.
 See reverse side for definition of a "primary residence,
 secondary residence" and "family member"

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address,
 Phone):
Driggs Title Agency, Inc - 6025895300
41704 W. Smith Enke Rd Maricopa, AZ 85138

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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 of Buyer/Agent

State of Ariz, County Of Pinal

State of Ariz, County Of Pinal

Subscribed and sworn to before me this 15 day of Aug 2022

Subscribed and sworn to before me this 15 day of Aug 2022

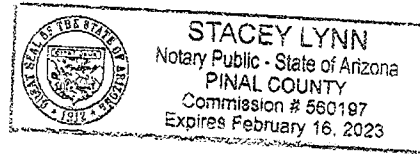
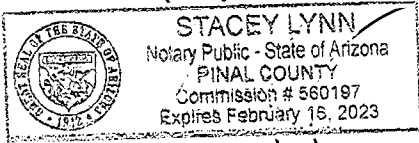
Notary Public

Notary Public

Notary Expiration Date 7/16/23

Notary Expiration Date 7/16/23

DOR FORM 82162 (04/2014)



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Legal Description

Lot 34, Parcel 2 of the VILLAGES AT RANCHO EL DORADO, according to the Plat of Record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 145.

APN: 512-04-0440

RANCHO EL DORADO