



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 10/04/2022 1647

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-105053

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
LaRon M. Moore and Tawanna La Shaye Moore
11150 West Magdalena Drive
Arizona City, AZ 85123

SPECIAL WARRANTY DEED

Escrow No. 435-6242193 (KR)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

WJH Sales of AZ LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

LaRon M. Moore and Tawanna La Shaye Moore, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT TWO HUNDRED THIRTY-TWO (232) OF ARIZONA CITY UNIT-TEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 45, CORRECTED IN BOOK 19 OF MAPS, PAGE 43 AND AMENDED IN CABINET A, SLIDES 9-10.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

See Acceptance Attached hereto and by reference made a part hereof

DATED: September 22, 2022

WJH Sales of AZ LLC, an Arizona Limited Liability Company

By: _____

Name: Katie Madigan

Title: Closing Supervisor

STATE OF Georgia)

)ss.

County of Gwinnett)

On Oct 4, 2022, before me, the undersigned Notary Public, personally appeared **Katie Madigan, as Closing Supervisor of WJH Sales of AZ LLC, an Arizona limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

My Commission Expires:

MYRRIAM ZION
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires May 29, 2026

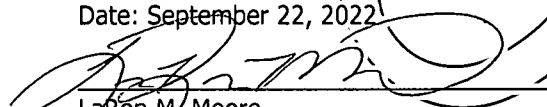
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated September 22, 2022 by and between WJH Sales of AZ LLC and LaRon M. Moore and Tawanna La Shaye Moore.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

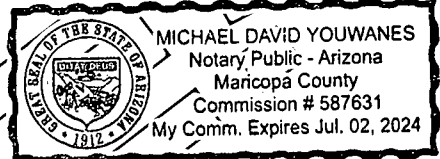
Date: September 22, 2022



LaRon M. Moore



Tawanna La Shaye Moore




STATE OF AZ)
County of Maricopa) ss.

On October 04, 2022, before me, the undersigned Notary Public, personally appeared **LaRon M. Moore and Tawanna La Shaye Moore**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 07/02/2024



Notary Public

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-11-23204
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

WJH Sales of AZ LLC
3091 Governors Lake Drive NW Suite 300
Norcross, GA 30071

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

LaRon M. Moore and Tawanna La Shaye Moore
11150 West Magdalena Drive
Arizona City, AZ 85123

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

11150 West Magdalena Drive
Arizona City, AZ 85123

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

LaRon M. Moore and Tawanna La Shaye Moore
11150 West Magdalena Drive
Arizona City, AZ 85123

(b) Next tax payment due 10/1/22

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. Agriculture
- 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.

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

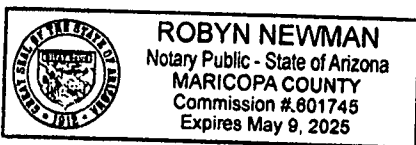
State of Arizona, County of Maricopa

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

Notary Public [Signature]

Notary Expiration Date May 9 2025

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 DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-105053
 RECORD DATE 10/04/2022

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: \$ 263,000.00 00

11. DATE OF SALE (Numeric Digits): 08 / 22
 Month/Year

12. DOWN PAYMENT \$ 12,000.00 476400

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 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):

LaRon M. Moore and Tawanna La Shaye Moore
11150 West Magdalena Drive
Arizona City, AZ 85123

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT TWO HUNDRED THIRTY-TWO (232) OF ARIZONA CITY UNIT TEN (15/45)(19/43) (A/9-10)

Signature of Buyer / Agent

State of Arizona, County of Maricopa

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

Notary Public [Signature]

Notary Expiration Date _____

by, LaRon M Moore and Tawanna La Shaye Moore

