



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 02/23/2023 0855

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2023-012628

RECORDING REQUESTED BY  
DRIGGS TITLE AGENCY, INC.  
WHEN RECORDED MAIL TO:  
Andrew Madson and Kaitlin Madson  
34784 North Barka Trail  
San Tan Valley, AZ 85143

ESCROW NO. 23-02-219832MT

## Warranty Deed

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

Frederick L. Thorsen, a widower,

as GRANTOR(s)

do/does hereby convey to

Andrew Madson, and Kaitlin Madson, husband and wife as Community Property with Right of Survivorship,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED  
APN: 210-68-5090

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.

Acceptance attached hereto and made a part herewith.

# Warranty Deed

Escrow No. 23-02-219832MT  
APN: 210-68-5090

Grantor(s):

Frederick L. Thorsen  
Frederick L. Thorsen

State of ARIZONA

County of ~~PINAL~~ MARICOPA

} SS:  
}

On 2/11/23, before me the undersigned Notary Public, personally appeared Frederick L. Thorsen, 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 [Signature]

My Commission Expires: 11/22/28



## Acceptance of Community Property with Right of Survivorship

Escrow No: 23-02-219832MT

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 Grantee(s) named in that certain Deed attached hereto and which is executed by Frederick L. Thorsen , as Grantor(s), to Andrew Madson and Kaitlin Madson, as Grantee(s), and which conveys certain premises described as:

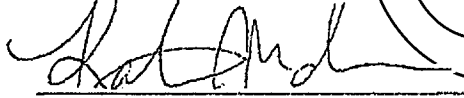
**SEE EXHIBIT "A" ATTACHED**

The Grantee(s) named therein are 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 Grantee(s) hereby asserts and affirms 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.



Andrew Madson



Kaitlin Madson

State of ARIZONA

County of ~~PINAL~~ MARICOPA

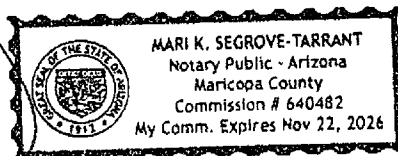
}  
} SS:  
}

On 2/22/23, before me the undersigned Notary Public, personally appeared Andrew Madson and Kaitlin Madson, 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 \_\_\_\_\_

My Commission Expires: 11/22/26



**EXHIBIT "A"**

Lot 117, of FINAL PLAT FOR PARCEL 3 AT CIRCLE CROSS RANCH, according to Cabinet D, Slide 87, records of Pinal County, Arizona.

APN: 210-68-5090

Unofficial

**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**Primary Parcel: 210 - 68 - 5090 -

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. 4.

**2. Sellers Name and Address**Frederick L. Thorsen34784 North Barka TrailSan Tan Valley AZ 85143**3. (a) Buyers Name and Address**Andrew Madson and Kaitlin Madson34784 North Barka TrailSan Tan Valley AZ 85143(b) Are the Buyer and Seller related? Yes No ☒

If yes state relationship

**4. ADDRESS OF PROPERTY:**34784 North Barka TrailSan Tan Valley AZ 85143**5. (a) MAIL TAX BILL TO:**Andrew Madson34784 North Barka TrailSan Tan Valley, AZ 85143

(b) Next tax payment due

MARCH 2023**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:

**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"

**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 2023-012628  
RECORD DATE 02/23/2023

**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 Tenacy Deed: f. ☐ Other:

**10. SALES PRICE** \$306,000.00**11. DATE OF SALE (Numeric Digits):** 02 / 2023**12. DOWN PAYMENT** \$9,180.00**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) ☐ FHA (3) ☐ VA  
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% or more? Yes No ☒

(b) If Yes, provide the dollar amount of the Personal Property: \$

briefly describe the Personal Property:

**15. PARTIAL INTEREST:** If only a partial ownership interest is being sold, briefly describe the partial interest:  
NONE**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):**Driggs Title Agency, Inc - 602-589-5300  
4500 S. Lakeshore Dr. Tempe, AZ 85282**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 ARIZONA, County Of MARICOPA State of ARIZONA, County Of MARICOPA

Subscribed and sworn to before me this 11 day of FEB 2023 Subscribed and sworn to before me this \_\_\_ day of \_\_\_ 20\_\_

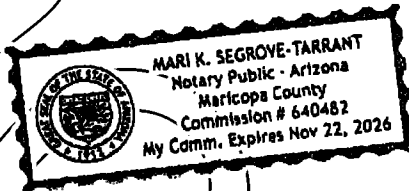
Notary Public

Notary Public

Notary Expiration Date 11/20/26

Notary Expiration Date 11/20/26

DOR FORM 82162 (04/2014)



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