



OFFICIAL RECORDS OF PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 02/24/2023 1627

FEE: \$30.00

PAGES: 1

FEE NUMBER: 2023-013351

RECORDING REQUESTED BY AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

DANIEL RAYMOND SALLUS AND CAITLYN MARIE SALLUS, TRUSTEES OF THE SALLUS LIVING TRUST DATED OCTOBER 7, 2020 5320 MORNING SAGE WAY SAN DIEGO, CA 92130

Escrow #: 237380-052

2/4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Janice Lee Drury, an unmarried woman,

do/does hereby convey to

A married man as his sole and separate property Daniel Raymond Sallus and Caitlyn Marie Sallus, Trustees of the Sallus Living Trust Dated October 7, 2020,

the following real property situated in Pinal County, Arizona:

Lot 54, of Johnson Ranch Unit 12, Phase 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 155.

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.

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

22nd day of February, 2023

GRANTOR(S):

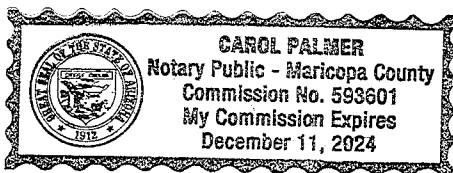
Mark D. Carr for Janice Lee Drury as her AIF Attorney in fact

State of Arizona County of Maricopa

On this 22nd day of February, 2023, before me personally appeared Mark D. Carr for Janice Lee Drury as her Attorney in Fact, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Carol Palmer Notary Public

(Affix notary seal here)



My commission expires on 12/11/2024

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-58-054  
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) (2) (3) (4) [ ]

2. SELLER'S NAME AND ADDRESS:

Janice Lee Drury  
11325 E Blue Wash Rd  
Cave Creek, AZ 85331

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

Daniel Raymond Sallus  
5320 Morning Sage Way  
San Diego, CA 92130

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

4. ADDRESS OF PROPERTY:

100 East Piccolo Court  
San Tan Valley, AZ 85143

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

Daniel Raymond Sallus  
5320 Morning Sage Way  
San Diego, CA 92130

(b) Next tax payment due 10-01-2023

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:

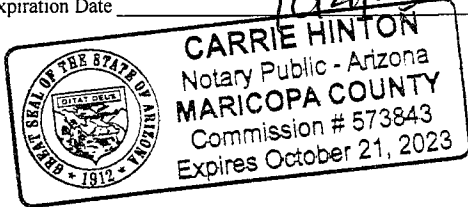
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

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.

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 Pinal  
Subscribed and sworn to before me on this 24th day of Feb, 2023  
Notary Public [Signature]  
Notary Expiration Date 10/21/23



FOR RECORDER'S USE ONLY  
COUNTY OF RECORDATION PINAL  
FEE NO 2023-013351  
RECORD DATE 02/24/2023

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: \$250,000.00

11. DATE OF SALE (Numeric Digits): 01/2023  
Month / Year

12. DOWN PAYMENT \$67,000.00

13. METHOD OF FINANCING:

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: \_\_\_\_\_

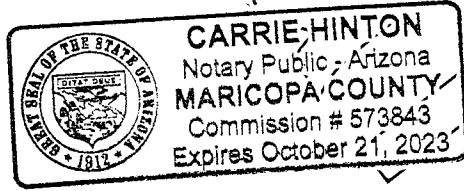
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NONE

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 Number):  
Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy if necessary):  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer (Agent) [Signature]  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 24th day of Feb, 2023  
Notary Public [Signature]  
Notary Expiration Date 10/21/23



**EXHIBIT "A"**  
**Legal Description**

Lot 54, of Johnson Ranch Unit 12, Phase 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 155.

Johnson Ranch Unit 12, Phase 1, Lot 54