



DATE/TIME: 03/17/2023 0850
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2023-019084

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

WHEN RECORDED MAIL TO:
Kathy Sherrill
43 Delaware Ct
Palm Harbor, FL 34684

Escrow No.: FM17230139-ML
APN: 512-45-03904

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

Davy Smith, Trustee of The Davy Smith Family Trust, under Agreement dated November 19, 2020
does hereby convey to

Kathy Sherrill, Unmarried Person

the following real property situated in County of Pinal, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Trust Disclosure-Grantor
In Compliance with ARS 33-404, Beneficiaries for the Grantor's Trust is:

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: March 13, 2023

The Davy Smith Family Trust, under Agreement dated November 19, 2020

BY: [Signature] Trustee
Davy Smith
Trustee

State of ARIZONA

County of Maricopa
~~PIVAL~~ RH

This instrument was acknowledged before me on this 13 day of March, 2023, by

Davy Smith

Notary Public
My Commission Expires: 10/09/2023

[SEAL]



RAUL RODRIGUEZ
Notary Public - Arizona
Maricopa Co. / #6570493
Expires 10/09/2023

BENEFICIARY'S STATEMENT

(continued)

Name: Kenneth A Smith

Address: 3845 E. Tanglewood Dr. Phoenix AZ 85048

Name: Corey A. Smith

Address: 3845 E. Tanglewood Dr. Phoenix AZ 85048

Name: Seattle M. Smith

Address: 3845 E. Tanglewood Dr. Phoenix AZ 85048

Name: /

Address: /

Name: /

Address: /

Name: /

Address: /

Original

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 512-45-03904

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 39, of Rancho El Dorado, Phase Iii, parcel 33, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 187.

NOFFICE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-45-03904
 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? 0

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

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

2. SELLER'S NAME AND ADDRESS:

Davy Smith, Trustee of The Davy Smith Family Trust, under Agreement dated November 19, 2020

41369 W Bravo Dr
Maricopa, AZ 85138-8964

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

Kathy Sherrill
43 Delaware Ct
Palm Harbor, FL 34684

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

41369 W Bravo Dr
Maricopa, AZ 85138-8964

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

Kathy Sherrill
43 Delaware Ct
Palm Harbor, FL 34684

(b) Next tax payment due November 1, 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 _____
 State of _____, County of _____
 Subscribed and sworn to before me this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2023-019084
 RECORD DATE 03/17/2023

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: \$ 280,000 00

11. DATE OF SALE (Numeric Digits): 02 / 2023
 Month / Year

12. DOWN PAYMENT \$ 280,000 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) 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: \$ 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):

Buyer and Seller Herein

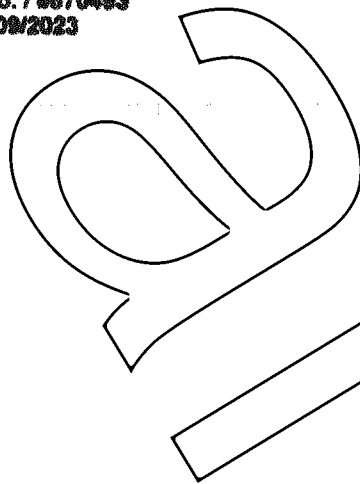
18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent Kathy Sherrill
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 13 day of March 2023
 Notary Public _____
 Notary Expiration Date 10/09/2023



RAUL RODRIGUEZ
 Notary Public - Arizona
 Maricopa Co. / #8670483
 Expires 10/09/2023



LEGAL DESCRIPTION

For APN/Parcel ID(s): 512-45-03904

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UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

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Kathy Sherrill

43 Delaware Ct

Palm Harbor, FL 34684

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If Yes, state relationship: _____

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Signature of Seller / Agent [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 13 day of March 2023

Notary Public _____

Notary Expiration Date 10/09/2023

DOR FORM 82162 (02/2019)



RAUL RODRIGUEZ
Notary Public - Arizona
Maricopa Co. / #670493
Expires 10/09/2023

FOR RECORDER'S USE ONLY

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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

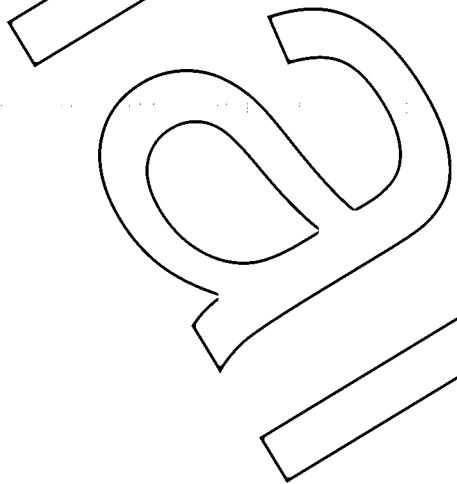
Signature of Buyer / Agent _____

State of _____, County of _____

Subscribed and sworn to before me this _____ day of _____ 2023

Notary Public _____

Notary Expiration Date _____



LEGAL DESCRIPTION

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BOBBI S.