



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 03/27/2023 1418

FEE: \$30.00

PAGES: 1

FEE NUMBER: 2023-021504

at the request of Pioneer Title Agency, Inc.

When recorded mail to

**Tilla Warner**

**1000 S. Idaho Rd, #2189**

**Apache Junction, AZ 85119**

75100027-JEC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,  
Michael J. McGarrigle and Rosalind-Tay McGarrigle, husband and wife  
do/does hereby convey to

Tilla Warner, An Unmarried Woman

the following real property situated in Pinal County, Arizona:

Lot 189, of ROADHAVEN RESORT OF APACHE JUNCTION – PHASE 2, according to the plat of record in  
the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet A, Slide 88.

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.

The Grantor warrants the title against all persons whomsoever.

DATED: March 20, 2023

*MICHAEL J. MCGARRIGLE*

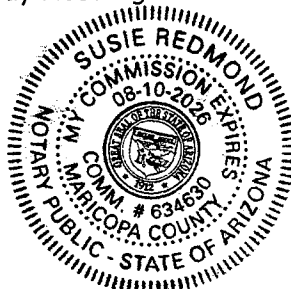
Michael J. McGarrigle

*Rosalind-Tay McGarrigle*  
*R. McGarrigle*

Rosalind-Tay McGarrigle

State of Arizona }  
County of Pinal } ss.

The foregoing instrument was acknowledged before me this 24 day of March, 2023, by Michael J.  
McGarrigle and Rosalind-Tay McGarrigle.



*Susie Redmond*  
NOTARY PUBLIC

My commission expires: 8/10/26

**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 102-36-18901  
BOOK MAP PARCEL SPLITDoes 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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_**2. SELLER'S NAME AND ADDRESS:**Michael J. McGarrigle and Rosalind-Tay McGarrigle  
2189 Cherokee Dr.  
Apache Junction, AZ 85119**3. (a) BUYER'S NAME AND ADDRESS:**Tilla Warner  
1000 S. Idaho Rd. #2189  
Apache Junction, AZ 85119(b) Are the Buyer and Seller related? Yes ☐ No ☒  
If Yes, state relationship: \_\_\_\_\_**4. ADDRESS OF PROPERTY:**2189 Cherokee Dr.  
Apache Junction, AZ 85119**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**Tilla Warner  
1000 S. Idaho Rd. #2189  
Apache Junction, AZ 85119(b) Next tax payment due OCTOBER 2023**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
b. ☐ Single Family Residence g. ☐ Agricultural  
c. ☐ Condo or Townhouse h. ☒ Mobile or Manufactured Home  
i. ☐ Other Use; Specify: \_\_\_\_\_  
d. ☐ 2-4 Plex  
e. ☐ Apartment Building

**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 definitions 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 2023-021504  
RECORD DATE 03/27/2023**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 Tenancy Deed f. ☐ Other: \_\_\_\_\_

**10. SALE PRICE:** \$ 220,000.00**11. DATE OF SALE (Numeric Digits):** 03 / 23  
Month / Year**12. DOWN PAYMENT** \$ 220,000.00**13. METHOD OF FINANCING:**

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:  
(1) ☐ Conventional  
(2) ☐ VA  
(3) ☐ FHA  
f. ☐ Other financing; Specify: \_\_\_\_\_  
b. ☐ Barter or trade  
c. ☐ Assumption of existing loan(s)  
d. ☐ Seller Loan (Carryback)

**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: \_\_\_\_\_

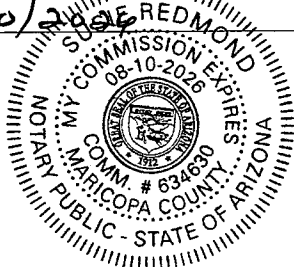
**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**Pioneer Title Agency, Inc.  
6875 N. Oracle Rd., Suite 205, Tucson, AZ 85704  
Phone: (520) 797-2693**18. LEGAL DESCRIPTION (attach copy if necessary):****SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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 PinalSubscribed and sworn to before me on this 24 day of March, 2023Notary Public Ausie RedmondNotary Expiration Date 8/10/2025

Signature of Buyer / Agent

State of Arizona, County of MaricopaSubscribed and sworn to before me on this 24 day of March, 2023Notary Public [Signature]Notary Expiration Date 09-13-2025

Escrow No. 75100027-051-JEC  
*Affidavit of Property Value...Continued*

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

Lot 189, of ROADHAVEN RESORT OF APACHE JUNCTION – PHASE 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet A, Slide 88.