



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 04/24/2023 1444

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-029367

Recording Requested by:  
First Arizona Title Agency, LLC

When recorded mail to:  
Brenda Tousley and Kevin Tousley  
41958 West Sparks Court  
Maricopa, AZ 85138

## WARRANTY DEED

File No. 25-2314760 (KS)

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

**Rose Quilt, an unmarried woman**, the GRANTOR, does hereby convey to

**Brenda Tousley and Kevin Tousley, wife and husband**, the GRANTEE

the following described real property situated in Pinal County, Arizona:

LOT 77, PHASE II PARCEL 26A AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 166.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

File No.: 25-2314760 (KS)  
A.P.N.: 512-06-1180

Warranty Deed - continued

DATED: March 21, 2023

Rose Quilt  
Rose Quilt

STATE OF AZ )  
County of PINAL )ss.

On April 20, 2023, before me, the undersigned Notary Public, personally appeared **Rose Quilt**, 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: 3/9/2024

Julie D. Nielsen  
Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated April 20, 2023 by and between Rose Quilt, an unmarried woman and Brenda Tousley and Kevin Tousley, wife and husband.

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: April 20, 2023

Brenda Tousley  
Brenda Tousley

Kevin Tousley  
Kevin Tousley

STATE OF ~~ARIZONA~~ <sup>AL</sup> Colorado  
County of Weld

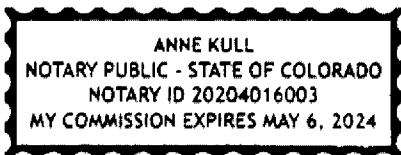
)  
) ss.  
)

On April 21st, 2023 before me, the undersigned Notary Public, personally appeared **Brenda Tousley and Kevin Tousley**, 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: May 6, 2024

Anne Kull  
Notary Public Anne Kull



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-06-1180  
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:

Rose Quilt  
41958 West Sparks Court  
Maricopa, AZ 85138

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

Brenda Tousley and Kevin Tousley  
3324 66th Avenue  
Greeley, CO 80634

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

41958 West Sparks Court  
Maricopa, AZ 85138

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

Brenda Tousley and Kevin Tousley  
41958 West Sparks Court  
Maricopa, AZ 85138

(b) Next tax payment due 10/01/2022

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 Pinal

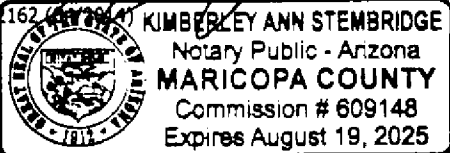
Subscribed and sworn to before me on this 24th day of April 2023

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

23

DOR FORM 8162 (4/1/20)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION FEE NO 2023-029367  
RECORD DATE 04/24/2023

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: \$420,000.00 00

11. DATE OF SALE (Numeric Digits): 03 / 20 23  
Month/Year

12. DOWN PAYMENT \$15015 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

Phone \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 24th day of April 2023

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



KIMBERLEY ANN STEMBRIDGE  
Notary Public - Arizona  
MARICOPA COUNTY  
Commission # 609148  
Expires August 19, 2025

**EXHIBIT "A "**

Escrow No. **25-2314760 (KS)**

LOT 77, PHASE II PARCEL 26A AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 166.

HomeLife