



DATE/TIME: 05/02/2023 1446
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2023-032119

WHEN RECORDED MAIL TO:

**Tammy Knaak
15810 West Goldenrod Drive
Surprise, AZ 85374**

Equitable Title Agency

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Barry G. Wilson and Desma L. Banks, as Trustee, or their successors in trusts of The Wilson-Banks Family Living Trust dated July 8, 2019

("Grantor") conveys to

Tammy Knaak, an unmarried woman

the following real property situated in Pinal County, AZ:

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

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 warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 28, 2023

Grantor(s):

The Wilson-Banks Family Living Trust dated July 8, 2019

By: Barry G. Wilson Trustee
Barry G. Wilson, as Trustee, or their successors in trust

By: Desma L. Banks Trustee
Desma L. Banks, as Trustee, or their successors in trust

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona
County of Pinal SS:

Acknowledged before me this 1 day of May 2023
by Barry G. Wilson and Desma L. Banks

Signature [Handwritten Signature]
Notary Public

My Commission expires: 8/7/2025



RUSTY HAGGARD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 608332
Expires August 7, 2025

WARRANTY DEED

TRUST CERTIFICATION

I/WE hereby confirm the following:

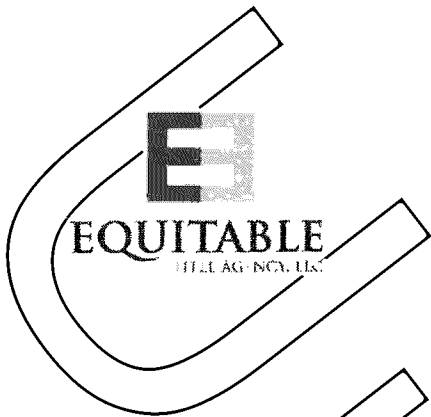
1. The Trust known as The Wilson-Banks Family Living Trust dated July 8, 2019, is a valid and existing trust.
2. The name(s) of the currently acting trustee(s) is/are: Barry G. Wilson, as Trustee, or their successors in trust and Desma L. Banks, as Trustee, or their successors in trust
3. The undersigned trustee(s) of the Trust certify they have the following powers:
 - a. Power to sell, convey, exchange, execute deeds
 - b. Power to acquire additional property
 - c. Power to borrow money, encumber and execute deeds of trust
4. If the Trust is revocable, it may only be revoked by the undersigned.
5. If less than all of the Trustees will be signing on behalf of the Trust, a copy of the Trust will be provided to Settlement Agent.

The undersigned trustee(s) hereby declare that the Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. I/we are all of the currently acting trustees. I/we understand that we may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

The Wilson-Banks Family Living Trust dated July 8, 2019

By: Barry G. Wilson Trustee
Barry G. Wilson, as Trustee, or their successors in trust

By: Desma L. Banks Trustee
Desma L. Banks, as Trustee, or their successors in trust



Equitable Title Agency, LLC

8388 E. Hartford Drive, #110
Scottsdale, AZ 85255
Phone: (480) 889-7000
Fax: (602) 386-1406

TRUST EXHIBIT INFORMATION FORM

Pursuant to A.R.S. 33-404 we are required to provide the names and addresses of the beneficiaries of the trust for any conveyance of real property. Please complete the fields below.

Trust Name: Barry G. Wilson and Desma L. Banks, as Trustee, or their successors in trusts of The Wilson-Banks Family Living Trust dated July 8, 2019

Beneficiary names and addresses:

Name: Barry G. Wilson
Address: 40907 W. Hopper Dr
Maricopa, AZ 85138

Name: DESMA L BANKS
Address: 40907 W. Hopper Dr
Maricopa, AZ 85138

Name: _____
Address: _____

If additional space is required, please feel free to continue on a separate blank page.

EXHIBIT "A"
Legal Description

Property 1:
LOT 262, OF ALTERRA NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF PINAL COUNTY RECORDED IN CABINET F, SLIDE 88 AND AFFIAVIT OF CORRECTION
RECORDED IN DOCUMENT NO. 2005-5809 OF OFFICIAL RECORDS.

APN(S):
Property 1:
512-36-2620

WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-36-2620
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:

Barry G. Wilson and Desma L. Banks, as Trustee, or their successors in trusts of The Wilson-Banks Family Living Trust dated July 8, 2019

40907 W Hopper Dr
maricopa, AZ 85138

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

Tammy Knaak
15810 West Goldenrod Drive
Surprise, AZ 85374

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

4. ADDRESS OF PROPERTY:

45154 West Mescal Street
Maricopa, AZ 85139

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

Tammy Knaak
15810 West Goldenrod Drive
Surprise, AZ 85374

(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 _____
State of AZ, County of maricopa
Subscribed and sworn to before me on this 2 day of may 2023
Notary Public Kaylee Johnson
Notary Expiration Date 9/10/2024



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-032119
RECORD DATE 05/02/2023

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: \$ 332,500.00

11. DATE OF SALE (Numeric Digits): 05 / 23
Month / Year

12. DOWN PAYMENT \$ 79,500.00

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:

0 \$ 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):

Equitable Title Agency, LLC
8388 East Hartford Drive, Suite 110, Scottsdale, AZ 85255
Phone: 480 889 7000

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
State of AZ, County of maricopa
Subscribed and sworn to before me on this 2 day of May 2023
Notary Public Kaylee Johnson
Notary Expiration Date 9/10/2024



EXHIBIT "A"
Legal Description

LOT 262, OF ALTERRA NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY RECORDED IN CABINET F, SLIDE 88 AND AFFIAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2005-5809 OF OFFICIAL RECORDS.

Chonoff's