



DATE/TIME: 05/17/2023 1202
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-036080

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

WHEN RECORDED MAIL TO:
Scott E McGinnis
3061 E 2nd Ave
Apache Junction, AZ 85119

Escrow No.: FM17230486-ML
APN: 404-22-143

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,

Jerry Whittaker, an unmarried man

does hereby convey to

Scott E McGinnis, a married man as his sole and separate property

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

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, 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: May ¹⁶ 15, 2023 MS

Jerry Whittaker
Jerry Whittaker

State of ARIZONA ~~Colorado~~

County of PINAL ~~Lasimer~~

This instrument was acknowledged before me on this 16 day of May, 2023, by Jerry Whittaker

Melissa Seaman
Notary Public
My Commission Expires: 3-11-27

[SEAL]

MELISSA SEAMANS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009851
MY COMMISSION EXPIRES MARCH 11, 2027

FILED

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **404-22-143**

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

Lot 43, of The Village at Grande Valley Ranch according to the Map of record in the office of the County Recorder of Pinal County, Arizona in Cabinet D, Slide 18.

NOFFICE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 404-22-143
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:

Jerry Whittaker
3872 West Fairway Drive
Eloy, AZ 85131-1184

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

Scott E McGinnis
3061 E 2nd Ave
Apache Junction, AZ 85119

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

3872 West Fairway Drive
Eloy, AZ 85131-1184

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

Scott E McGinnis
3061 E 2nd Ave
Apache Junction, AZ 85119

(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.

Jerry Whittaker
Signature of Seller / Agent

State of Colorado, County of Larimer

Subscribed and sworn to before me this 16 day of May 2023

Notary Public Melissa Seamans

Notary Expiration Date 3-11-27

DOR FORM 82162 (02/2019)

MELISSA SEAMANS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20194009851
MY COMMISSION EXPIRES MARCH 11, 2027

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-036080
RECORD DATE 05/17/2023

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: \$ 270,000 00

11. DATE OF SALE (Numeric Digits): 04 / 2023
Month / Year

12. DOWN PAYMENT \$ 165,000 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 JERRY WHITTAKER
2894 North Empire Ave
Loveland CO. / 80538

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 _____ 20____

Notary Public _____

Notary Expiration Date _____

LEGAL DESCRIPTION

For APN/Parcel ID(s): 404-22-143

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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 _____

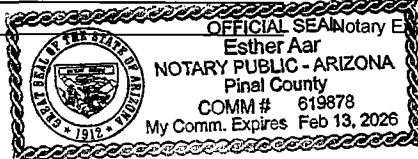
State of _____, County of _____

Subscribed and sworn to before me this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)



9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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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 Arizona, County of Pinal

Subscribed and sworn to before me this 16 day of May 2023

Notary Public Esther Aar

Notary Expiration Date 2/13/2026

LEGAL DESCRIPTION

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WORLDWIDE