

RECORDING REQUESTED BY:  
East Title Agency, LLC



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 05/19/2023 0953  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2023-036744

AND WHEN RECORDED MAIL TO  
Twyla M. Miller, Colleen M. Ross, and Daniel W. Ross  
5987 West Yorktown Way  
Florence, AZ 85132

ESCROW NO.: 846-3789-CL

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
Nathan John-Jacob Martin, a married man

do/does hereby convey to  
Twyla M. Miller, an unmarried woman, and Colleen M. Ross and Daniel W. Ross, wife and  
husband

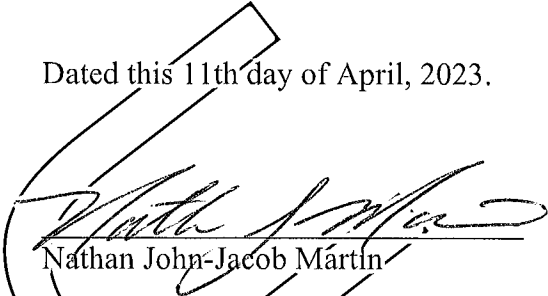
the following real property situated in Pinal County, Arizona:

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

SUBJECT TO: Current taxes and other assessments, reservations, patents and all easements,  
rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities  
as may appear of record. And I or we do warrant the title against all persons whomsoever, subject  
to the matters set forth above.

SIGNATURE PAGE FOLLOWS

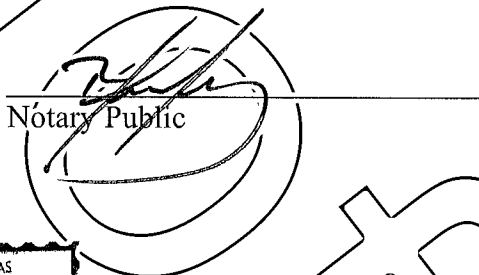
Dated this 11th day of April, 2023.

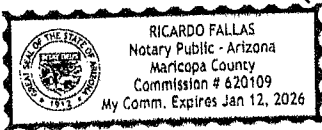
  
Nathan John-Jacob Martin

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 16 day of MAY, 2023, before me personally appeared Nathan John-Jacob Martin, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)  
[Affix Seal Here]

  
Notary Public



*Large diagonal watermark text: "FALLAS"*

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

Lot 33, ANTHEM AT MERRILL RANCH UNIT 11, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 44.

WARRANTY DEED

ESCROW NO.: 846-3789-CL

**ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN WARRANTY DEED DATED 5/16/23, Wherein  
Nathan John-Jacob Martin, a married man

as Grantors, convey to

Twyla M. Miller, an unmarried woman, and Colleen M. Ross and Daniel W. Ross, wife and husband  
not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property  
legally described as:

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

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property  
as joint tenants with right of survivorship, and not as community property, and not as tenants in common.

Dated: 04/11/2023

Twyla M. Miller

Twyla M. Miller

Colleen M. Ross

Colleen M. Ross

Daniel W. Ross

Daniel W. Ross

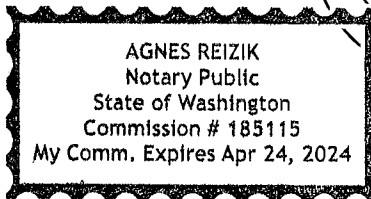
State of WASHINGTON  
County of SKANE

On MAY 16, 2023, before me, the Undersigned, a Notary Public in and for said County and State,  
personally appeared Twyla M. Miller, Colleen M. Ross, and Daniel W. Ross 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 the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

FOR NOTARY SEAL OR STAMP



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**Legal Description**

Lot 33, ANTHEM AT MERRILL RANCH UNIT 11, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 44.

WORLDWIDE

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-10-746  
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? N/A

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

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Nathan John-Jacob Martin  
2738 W Silver Fox Way  
Phoenix, AZ 85045

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

Twyla M. Miller, Colleen M. Ross, and Daniel W. Ross  
2405 East 48th Avenue  
Spokane, WA 99223

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

4. ADDRESS OF PROPERTY:

5987 West Yorktown Way  
Florence, AZ 85132

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

Twyla M. Miller, Colleen M. Ross, and Daniel W. Ross  
5987 West Yorktown Way  
Florence, AZ 85132

(b) Next tax payment due 10/2023

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 on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

**Signed in Counterpart**

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2023-036744  
RECORD DATE 05/19/2023

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: \$ 459,000.00

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

12. DOWN PAYMENT \$ 15,320.00

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  
5987 West Yorktown Way, Florence, AZ 85132  
Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Twyla M. Miller Colleen Ross Daniel W. Ross  
Signature of Buyer / Agent  
State of WASHINGTON, County of SPOKANE  
Subscribed and sworn to before me on this 16 day of MAY 2023  
Notary Public [Signature]  
Notary Expiration Date 4/24/2024

AGNES REIZIK  
Notary Public  
State of Washington  
Commission # 185115  
My Comm. Expires Apr 24, 2024

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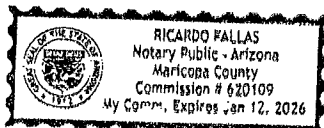
Signature of Seller / Agent

State of AZ, County of MARICOPA

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

Notary Public

Notary Expiration Date 01/12/2026



FOR RECORDER'S USE ONLY

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

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b.  Special Warranty Deed e.  Quit Claim Deed  
c.  Joint Tenancy Deed f.  Other:

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Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Notary Public

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

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UNOFFICIAL