



DATE/TIME: 05/23/2023 1244
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2023-037683

AFTER RECORDING RETURN TO:

Spruce
6100 Tennyson Pkwy
Suite 225
Plano, TX 75024
File No. 114360091137

Tax ID No.: 109-54-0480

WARRANTY DEED

THIS INDENTURE made and entered into on this 18 day of May, 2023, by and between **Bridget Ann Perry, an unmarried woman**, residing at 152 White Oak Avenue, San Tan Valley, AZ 85140 hereinafter referred to as Grantor(s) **Glenn D. Neves and Christine M. Neves, husband and wife, as community property with right of survivorship**, residing at 152 White Oak Avenue, San Tan Valley, AZ 85140, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Five Hundred Ninety Three Thousand and 00/100 Dollars (\$593,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Pinal County, Arizona:

Lot 709 of Ironwood Crossing - Unit 2, according to the plat recorded in Recording No. 2014-070575, records of Pinal County, Arizona; Except all gas, oil, metals and mineral rights reserved to the State of Arizona as set forth in the Patent to said land.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Property commonly known as: ~~152 White Oak Avenue, San Tan Valley, AZ 85140~~
^152 W White Oak Ave, Queen Creek, AZ 85140

Prior instrument reference: Document Number: 2017-090538, Recorded: 12/12/2017

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any;

that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

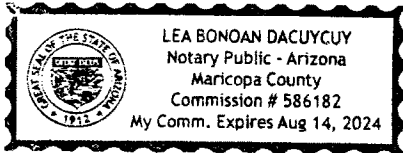
Dated this 18 day of May, 2023

Bridget Ann Perry
Bridget Ann Perry

STATE OF ARIZONA
COUNTY OF PIINAL

The foregoing instrument was acknowledged before me this 18th day of May, 2023, by **Bridget Ann Perry**, to me known as the person(s) described in and who executed the foregoing instrument and Acknowledgement before me that (s)he/they executed the same.

[Signature]
Notary Public LEA BONOAN DACUYCUI
Print Name: _____
My commission expires: August 14, 2024



Large diagonal watermark text: 'Bridget Ann Perry' is visible across the bottom right portion of the page.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2023-037683
 RECORD DATE 05/23/2023

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109 - 54 - 0480
 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:

Bridget Ann Perry
152 White Oak Avenue
San Tan Valley, AZ 85140

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

Glenn D. Neves and Christine M. Neves
152 White Oak Avenue
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

152 White Oak Avenue
Pinal
San Tan Valley, AZ 85140

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

152 White Oak Avenue
Pinal
San Tan Valley, AZ 85140

(b) Next tax payment due 10/01/2023

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
 d. 2-4 Plex i. Other Use; Specify: _____
 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 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.

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: \$ 593,000.00 **00**

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

12. DOWN PAYMENT \$ 5,000 **00**

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Barter or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 (3) FHA
 d. Seller Loan (Carryback) 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):
Cecilia Flores, Spruce Title Company, 6100 Tennyson
pkwy, suite 225, Plano, TX 75024

18. LEGAL DESCRIPTION (attach copy if necessary)
 The following real property situated in Pinal County, Arizona, of Ironwood Crossing - Unit 2, according to the plat recorded in Recording No. 2014-070575, records of Pinal County, Arizona; Except all gas, oil, metals and mineral rights reserved to the State of Arizona as set forth in the Patent to said land. Parcel ID Number: 109-54-0480

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.

Bridget Ann Perry
 Signature of Seller / Agent

State of AZ County of Pinal

Subscribed and sworn to before me on this 18 day of May 2023

Notary Public [Signature]

Notary Expiration Date 8-14-2024

DOR FORM 82162 (02/2019) - see attached certificate -

Signature of Buyer / Agent

State of AZ County of _____

Subscribed and sworn to before me on this 18 day of May 2023

Notary Public _____

Notary Expiration Date _____

VERIFICATION ON OATH OR AFFIRMATION

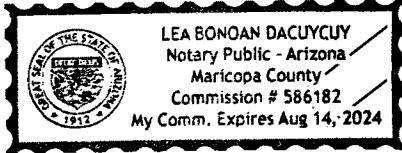
State of ARIZONA
County of PINAL } ss.

Subscribed and sworn to (or affirmed) before me
this 18th day of MAY, 2023, by

BRIDGET ANN PERMY
Name of Signer No. 1

Name of Signer No. 2 (if any)

Signature of Notary Public



Place Notary Seal/Stamp Above

Commission Expires: August 14, 2024

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AFFIDAVIT OF PROPERTY VALUE
Document Date: MAY 18, 2023 Number of Pages: 2
Signer(s) Other Than Named Above: NONE

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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San Tan Valley, AZ 85140

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Pinal
San Tan Valley, AZ 85140

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152 White Oak Avenue
Pinal
San Tan Valley, AZ 85140

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- 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:

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- b. To be rented to someone other than a "qualified family member."
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 (2) VA
 (3) FHA
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If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Cecilia Flores, Spruce Title Company, 6100 Tennyson pkwy, suite 225, Plano, TX 75024

18. LEGAL DESCRIPTION (attach copy if necessary) of Ironwood Crossing - Unit 2, according to the plat recorded in Recording No. 2014-070575, records of Pinal County, Arizona; Except all gas, oil, metals and mineral rights reserved to the State of Arizona as set forth in the Patent to said land. Parcel ID Number: 109-54-0480

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.

Bridget Ann Perry
 Signature of Seller / Agent

State of AZ, County of Pinal

Subscribed and sworn to before me on this 18 day of May 2023

Notary Public [Signature]

Notary Expiration Date 8-14-2024

DOR FORM 82162 (02/2019) - see attached certificate -

Christine M. Neves Glenn D. Neves
 Signature of Buyer / Agent

State of Connecticut ~~AZ~~ Cmn, County of Litchfield

Subscribed and sworn to before me on this 20 day of May 2023

Notary Public [Signature]
 Dorothy M. Martin

Notary Expiration Date June 30, 2026

Certification Attached

MaDora Stone LLC
100 Ranch Drive
Bridgeport, CT 06606

Dorothy M. Martin

Phone: 1-203-936-9155
Toll Free: 1-800-782-1084
Email: martin1581@madorastone.com
Website: www.madorastone.com

JURAT

State of Connecticut
County of Litchfield } ss. New Milford

Dorothy M. Martin
Notary Public - Connecticut
My Commission Expires
June 30, 2026

Subscribed and sworn to (or affirmed) before me this
20th day of May, 2023, by
Date Month Year

Glenn D. Neves

Name of Signer No. 1

Christine M. Neves

Name of Signer No. 2 (if any)

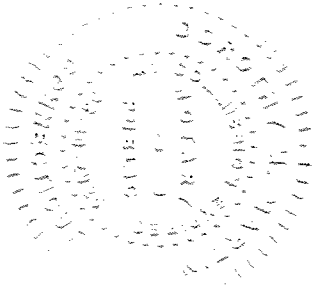
[Handwritten Signature]

Signature of Notary Public Dorothy M. Martin

June 30, 2026

Any Other Required Information
(Residence, Expiration Date, etc.)

Notary Expiration Date



Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Property Value

Document Date: May 20, 2023 Number of Pages: One

Signer(s) Other Than Named Above: _____