



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 05/24/2023 0946
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2023-037941

RECORDING REQUESTED BY:
Agave Title Agency

AND WHEN RECORDED MAIL TO:
Emanuel Singer and Chelsea Singer
1469 W. Fruit Tree Court
San Tan Valley, AZ 85142

ESCROW NO.: P23-04888

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Claron & Kristine S Bailey Family Trust, U/A dated May 30, 2014, Kristine S Bailey, Trustee
do/does hereby convey to

Emanuel Singer and Chelsea Singer, husband and wife, as community property with right of survivorship

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

Lot 37 of PARCEL A AT SKYLINE RANCH PHASE 1, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet E, Slide 34.

EXCEPT all coal and other minerals as reserved in the Patent from the United States of America.

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.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: May 22, 2023

GRANTOR(S): Kristine S Bailey

Claron & Kristine S Bailey Family Trust, U/A dated May 30, 2014

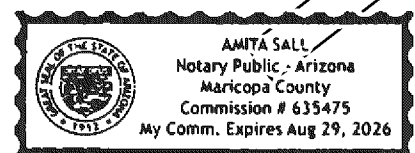
BY: Kristine S Bailey
Kristine S Bailey
Trustee

State of Arizona }ss:
County of Pinal } Maricopa

On this 22nd day of May, 2023 be for me, the Undersigned Amita Sall, a Notary Public in and for said County and State, personally appeared Claron & Kristine S Bailey Family Trust, U/A dated May 30, 2014, 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.

Amita Sall
Notary Public (signature)
My Commission Expires: 8.29.26

FOR NOTARY SEAL OR STAMP



TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE

Escrow No. P23-04888

The undersigned, being the Trustee(s) of the

Claron & Kristine S Bailey Family Trust, U/A dated May 30, 2014

do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed pursuant to ARS 33-404, are as follows:

NAME: Kristine S Bailey

ADDRESS: 2811 E Agrotopia Loop S Apt 123 Gilbert, AZ 85296

NAME: _____

ADDRESS: _____

NAME: _____

ADDRESS: _____

Kristine S Bailey
Kristine S Bailey, Trustee *Trustee*

TRUST
CERTIFICATION
AND
BENEFICIARY
DISCLOSURE

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Emanuel Singer and Chelsea Singer, husband and wife, as community property with right of survivorship each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated May 22, 2023, and executed by **Claron & Kristine S Bailey Family Trust, U/A dated May 30, 2014** as Grantors, to **Emanuel Singer and Chelsea Singer, husband and wife, as community property with right of survivorship** as Grantees, and which conveys certain premises described as:

Lot 37 of PARCEL A AT SKYLINE RANCH PHASE 1, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet E, Slide 34.

EXCEPT all coal and other minerals as reserved in the Patent from the United States of America.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: May 22, 2023

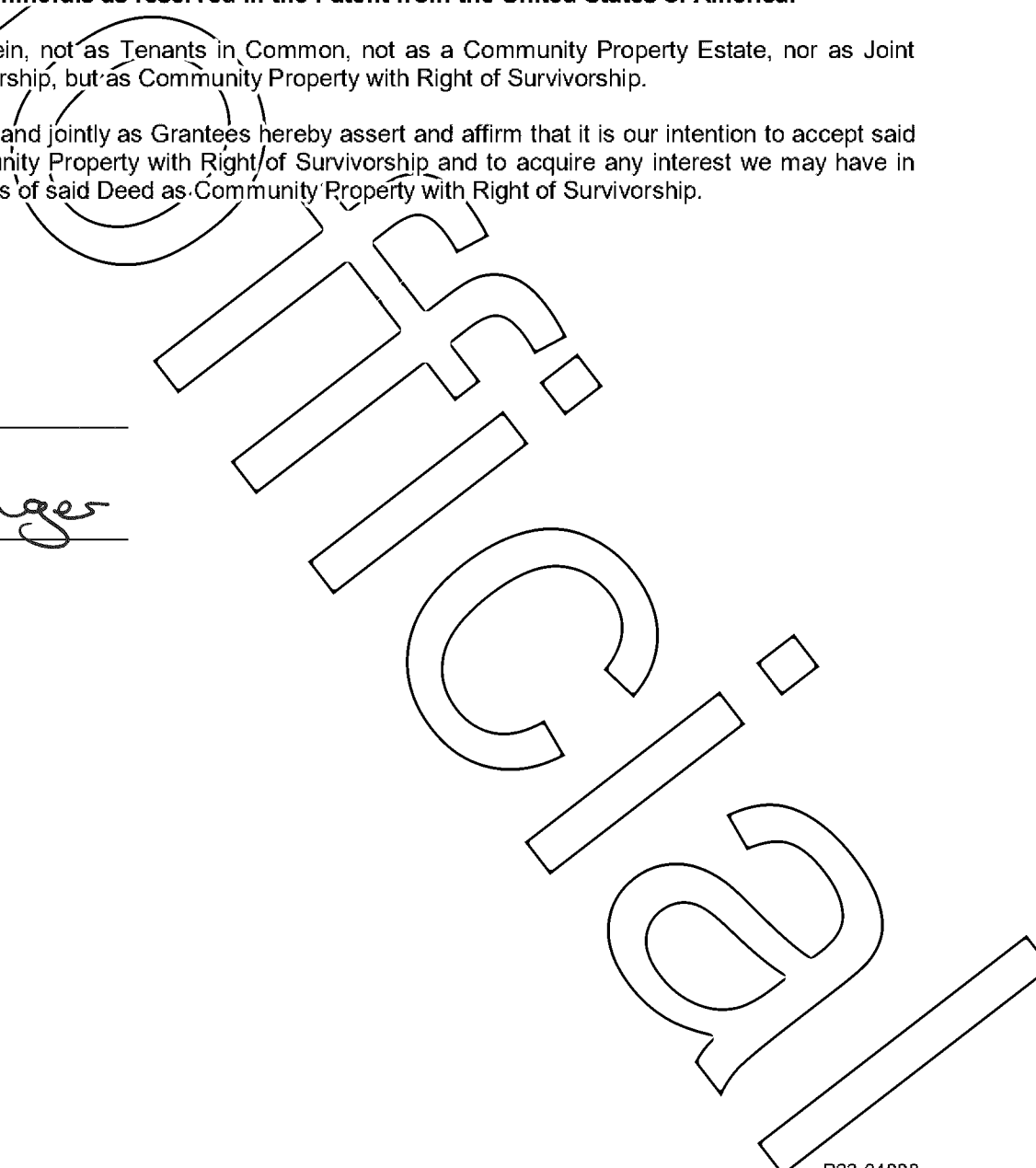
Grantee(s):

Emanuel Singer

Emanuel Singer

Chelsea Singer

Chelsea Singer



ESCROW NO.: P23-04888

State of Virginia

County of Loudoun

On this 23rd day of May, 2023 be for me, the Undersigned Notary Public in and for said County and State, personally appeared Emanuel Singer and Chelsea Singer, 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.

FOR NOTARY SEAL OR STAMP



FOR NOTARY SEAL OR STAMP

Notary Public: Gloria Asare

My Commission Expires: 12/31/2024

Registration No: 7901547

Notarized online using audio-video communication



CPWROS

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2023-037941
RECORD DATE	05/24/2023

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 509-94-037

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
 Claron & Kristine S Bailey Family Trust, U/A dated May 30, 2014
 2811 E Agritopia Loop S Apt 123
 Gilbert, AZ 85296

3. (a) BUYER'S NAME AND ADDRESS:
 Emanuel Singer and Chelsea Singer
 18529 E Via De Palmas
 Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:
 1469 W. Fruit Tree Court
 San Tan Valley, AZ 85142

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
 Emanuel Singer and Chelsea Singer
 1469 W. Fruit Tree Court
 San Tan Valley, AZ 85142

(b) Next tax payment due: October 1, 2023

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other:

10. SALE PRICE: \$ 489900 00

11. DATE OF SALE (Numeric Digits): 05 / 2023
 Month / Year

12. DOWN PAYMENT \$ 180900 00

13. METHOD OF FINANCING:

a. <input type="checkbox"/> Cash (100% of Sale Price)	e. <input type="checkbox"/> New loan(s) from financial institution: (1) <input type="checkbox"/> Conventional (2) <input type="checkbox"/> VA (3) <input type="checkbox"/> FHA
b. <input type="checkbox"/> Barter or trade	f. <input type="checkbox"/> Other financing; Specify: _____
c. <input checked="" type="checkbox"/> Assumption of existing loan(s)	
d. <input checked="" type="checkbox"/> Seller loan (Carryback)	

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: _____

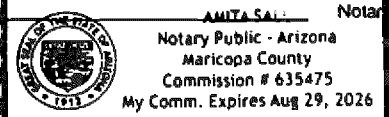
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
 Agave Title Agency
 14635 North Kierland Blvd, Suite 111
 Scottsdale, AZ 85254

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Exhibit "A" attached hereto and made a part hereof.

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: Kristine S Bailey Trustee
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 22 day of May, 2023
 Notary Public: Amita Sell
 Notary Expiration Date: 8-29-26

Signature of Buyer / Agent: _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____, 20____
 Notary Public: _____
 Notary Expiration Date: _____



SIGNED IN COUNTERPART

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-037

BOOK MAP PARCEL SPLIT

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Emanuel Singer and Chelsea Singer
18529 E Via De Palmas
Queen Creek, AZ 85142

(b) Are the Buyer and Seller related? Yes No
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1469 W. Fruit Tree Court
San Tan Valley, AZ 85142

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

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c. Condo or Townhouse h. Mobile or Manufactured Home
d. 2-4 Plex i. Other Use, Specify:
e. Apartment Building

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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: \$ 489900 00

11. DATE OF SALE (Numeric Digits): 05 / 2023
Month / Year

12. DOWN PAYMENT \$ 180900 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
d. Seller loan (Carryback) (3) FHA
f. Other financing, Specify.

14. PERSONAL PROPERTY (see reverse side for definition):

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\$ 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

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Agave Title Agency
14635 North Kierland Blvd, Suite 111
Scottsdale, AZ 85254

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

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

Subscribed and sworn to before me on this day of 20

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of Nevada, County of CLARK

Subscribed and sworn to before me on this 22nd day of May 2023

Notary Public MAHAALYEL HUGHES

Notary Expiration Date 08/25/2023

SIGNED IN COUNTERPART



MAHAALYEL HUGHES
NOTARY PUBLIC
STATE OF NEVADA
Appt No. 19-3464-01
Expires August 25 2023

Notarial act performed by audio-video communication.

EXHIBIT "A"

Lot 37 of PARCEL A AT SKYLINE RANCH PHASE 1, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet E, Slide 34.

EXCEPT all coal and other minerals as reserved in the Patent from the United States of America.

Howe's