

RECORDING REQUESTED BY:
United Title Agency, LLC



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 06/05/2023 1421
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-041140

AND WHEN RECORDED MAIL TO
Jerry Dean Wright and Elizabeth Riggs-Wright
25374 North Poseidon Road
Florence, AZ 85132

ESCROW NO.: 825-6250-PH

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Phillip L. Hollins and Manuela Hollins, husband and wife

do/does hereby convey to
Jerry Dean Wright and Elizabeth Riggs-Wright, husband and wife

the following real property situated in Pinal County, Arizona:

**Lot 257, of PARCEL G AND PORTIONS OF PARCELS-K AND F AT MAGIC RANCH,
according to the plat of record in the office of the County Recorder of Pinal County, Arizona,
recorded in Cabinet F, Slide 73 and Affidavit of Correction recorded in Document No. 2005-
143719.**

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.

SIGNATURE PAGE FOLLOWS

29 PPH
Wt.
Dated this 25th day of May, 2023.

Phillip L. Hollins
Phillip L. Hollins

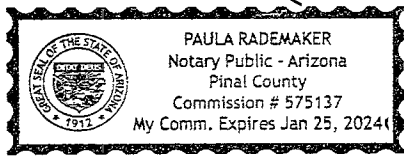
Manuela Hollins
Manuela Hollins

STATE OF ARIZONA PR
COUNTY OF MARICOPA Pinal

On this 29th day of May, 2023, before me personally appeared **Phillip L. Hollins and Manuela Hollins**, 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]

Paula Rademaker
Notary Public



PHILIP HOLLINS

ESCROW NO.: 825-6250-PH

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Jerry Dean Wright and Elizabeth Riggs-Wright, a married couple, as community property with rights 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 29, 2023, and executed by Phillip L. Hollins and Manuela Hollins, as Grantors, to Jerry Dean Wright and Elizabeth Riggs-Wright, as Grantees, and which conveys certain premises described as:

Lot 257, of PARCEL G AND PORTIONS OF PARCELS K AND F AT MAGIC RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 73 and Affidavit of Correction recorded in Document No. 2005-143719.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full 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 Full 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 29, 2023

Jerry Dean Wright
Jerry Dean Wright
Elizabeth Riggs-Wright
Elizabeth Riggs-Wright

State of Arizona
County of Maricopa

On June 5, 2023, before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Jerry Dean Wright and Elizabeth Riggs-Wright 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.

Brandi Brown



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-03-2570
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:

Phillip L. Hollins and Manuela Hollins
25374 North Poseidon Road
Florence, AZ 85132

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

Jerry Wright and Elizabeth Riggs-Wright
4768 East Waterman Street
Gilbert, AZ 85297

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

4. ADDRESS OF PROPERTY:

25374 North Poseidon Road
Florence, AZ 85132

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

Jerry Wright and Elizabeth Riggs-Wright
25374 North Poseidon Road
Florence, AZ 85132

(b) Next tax payment due OCT 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: Phillip L. Hollins
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 29 day of May, 2023
Notary Public Paula Rademaker
Notary Expiration Date Jan 25th 2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2023-041140
06/05/2023

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: \$ 509,900.00

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

12. DOWN PAYMENT \$ 9,236.00

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:
\$ _____ AND
briefly describe the Personal Property: N/A

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:
N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Buyer and Seller Herein
Phone: / _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent: Jerry Wright
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 5 day of June, 2023
Notary Public Brandi Brown
Notary Expiration Date March 12, 2027

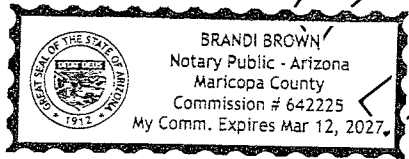
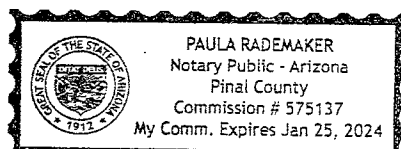


EXHIBIT "A"
Legal Description

Lot 257, of PARCEL G AND PORTIONS OF PARCELS K AND F AT MAGIC RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 73 and Affidavit of Correction recorded in Document No. 2005-143719.

