



RECORDING REQUESTED BY:
Infinity Title Agency, LLC

DATE/TIME: 06/16/2023 1247
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2023-044361

AND WHEN RECORDED MAIL TO
Aaron T. Fisher and Candyce E. Fisher
14921 West Camdon Drive
Casa Grande, AZ 85194

ESCROW NO.: 849-7899-KE

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Joseph Koltz and Constance Koltz, husband and wife

do/does hereby convey to
Aaron T. Fisher and Candyce E. Fisher, husband and wife

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 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

Dated this 13th day of June, 2023.

Joseph Koltz

Constance Koltz

STATE OF Virginia
COUNTY OF Norfolk

On this 14 day of June, 2023, before me personally appeared Joseph Koltz and Constance Koltz, 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]

Kisha Lynette Thompson
Notary Public
7770159/ILU
Exp. 12/31/2026


 Kisha Lynette Thompson
Commonwealth of Virginia
Notary Public
Commission No. 7770159
My Commission Expires 12/31/2026

EXHIBIT "A"

Legal Description

Lot 7, of TAMARACK VILLAGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 16 of Maps, Page 23.

WORLDWIDE

ESCROW NO.: 849-7899-KE

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Aaron T. Fisher and Candyce E. Fisher, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

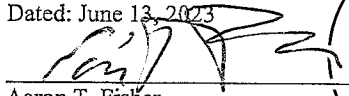
THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated, June 13, 2023, and executed by Joseph Koltz and Constance Koltz, as Grantors, to Aaron T. Fisher and Candyce E. Fisher, as Grantees, and which conveys certain premises described as:

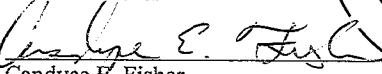
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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: June 13, 2023

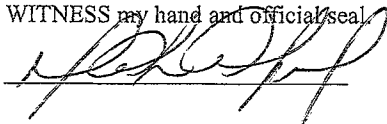

Aaron T. Fisher


Candyce E. Fisher

State of Arizona
County of Maricopa

On 15th of June 2023, before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Aaron T. Fisher and Candyce E. Fisher 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

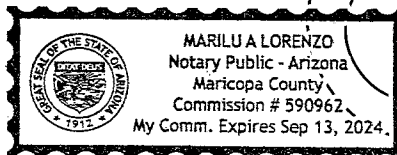


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HomeLife

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-66-007
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No X
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) N/A (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Joseph Koltz and Constance Koltz
322 East Gilpin Avenue
Norfolk VA 23503

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

Aaron T. Fisher and Candyce E. Fisher
126 Crystal Creek Drive
Red Oak TX 75154

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

4. ADDRESS OF PROPERTY:

14921 West Camdon Drive
Casa Grande, AZ 85194

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

Aaron T. Fisher and Candyce E. Fisher
14921 West Camdon Drive
Casa Grande, AZ 85194

(b) Next tax payment due OCTOBER 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
 Affixed Not Affixed
- 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. X 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 Arizona, County of Maricopa
Subscribed and sworn to before me on this 16 day of June, 2023
Notary Public [Signature]
Notary Expiration Date 09/15/25

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-044361
RECORD DATE 06/16/2023

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. X Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ 670,000.00

11. DATE OF SALE (Numeric Digits): 5 / 2023
Month / Year

12. DOWN PAYMENT \$ 134,000.00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. X New loan(s) from Financial Institution:
(1) X Conventional
(2) VA
(3) FHA
f. Other financing; Specify:
d. 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 X
(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: _____

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 X
If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Magnus Title Agency LLC
17015 N.Scottsdale Rd Ste 130, Scottsdale AZ 85255
Phone: 480-748-2100

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

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 16 day of June, 2023
Notary Public [Signature]
Notary Expiration Date 09/15/25

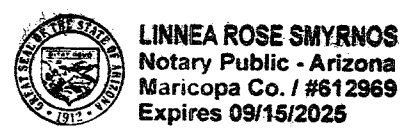


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