



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/11/2023 0858
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2023-050722

RECORDING REQUESTED BY
DRIGGS-TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:
Ashley Quist and Russell Quist
3476 East Silversmith Trail
San Tan Valley, AZ 85143

ESCROW-NO: 23-06-222191LR

Warranty Deed

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

Brian A. Stewart and Karlie Stewart, husband and wife as community property with right of survivorship,
as GRANTOR(s)

do/does hereby convey to

Ashley Quist and Russell Quist, wife and husband,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED
APN: 210-77-3470

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 the Grantor does warrant the title against all persons whomsoever, subject to the matters set forth above.

Acceptance attached hereto and made a part herewith.

Warranty Deed

Escrow No. 23-06-222191LR
APN: 210-77-3470

Grantor(s):

BRIAN A. STEWART

Brian A. Stewart

07/07/
2023
11:42

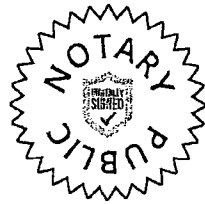
KARLIE STEWART

Karlie Stewart

AM
07/07/
MDT
2023
01:05
PM
MDT

State of ARIZONA

County of PINAL



Online Notary Public. This notarial act involved the use of online audio/video communication technology.

On 07TH OF JULY 2023

before me the undersigned Notary Public, personally appeared Brian A. Stewart and Karlie Stewart, 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.

Gladis Soto

Signature _____

07/07/
2023 My Commission Expires:
03:33
PM
MDT

August 4, 2023

CRIS

EXHIBIT "A"

Lot 346, of RANCHO BELLA VISTA SOUTH, PHASE 2, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 78, of Official Records.

APN: 210-77-3470

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Acceptance of Community Property with Right of Survivorship

Escrow No: 23-06-222191LR

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 Grantee(s) named in that certain Deed attached hereto and which is executed by Brian A. Stewart and Karlie Stewart, as Grantor(s), to Ashley Quist and Russell Quist, as Grantee(s), and which conveys certain premises described as:

SEE EXHIBIT "A" ATTACHED

The Grantee(s) named therein are 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 Grantee(s) hereby asserts and affirms 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.

x Ashley Quist
Ashley Quist

x Russell Quist
Russell Quist

State of ARIZONA

County of Maricopa

}
} SS:
}

On July 7, 2023, before me the undersigned, Notary Public, personally appeared Ashley Quist and Russell Quist, 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

Catherine E Metzger

My Commission Expires:

7/27/2023

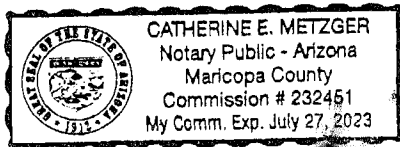


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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210 - 77 - 3470 -

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? 1

Please list the additional parcels below (no more than four):

1. 3. 2. 4.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-050722
RECORD DATE 07/11/2023

2. Sellers Name and Address

Brian A. Stewart and Karlie Stewart
3476 East Silversmith Trail
San Tan Valley AZ 85143

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

- a. Warranty Deed:
- b. Special Warranty Deed:
- c. Joint Tenacy Deed:
- d. Contract or Agreement:
- e. Quit Claim Deed:
- f. Other:

3. (a) Buyers Name and Address

Ashley Quist and Russell Quist
9941 East Butte Street
Mesa AZ 85207

10. SALES PRICE

\$315,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2023

12. DOWN PAYMENT

\$63,000.00

(b) Are the Buyer and Seller related? Yes No

If yes state relationship

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) FHA (3) VA
- f. Other financing; Specify:

4. ADDRESS OF PROPERTY:

3476 East Silversmith Trail
San Tan Valley AZ 85143

5. (a) MAIL TAX BILL TO:

Ashley Quist
3476 East Silversmith Trail
San Tan Valley, AZ 85143

(b) Next tax payment due 10-1-2023

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% or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property:

\$
briefly describe the Personal Property:

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

- a. Vacant Land:
- b. SFR:
- c. Condo or Townhouse:
- d. 2-4 Plex:
- e. Apartment Building:
- f. Commercial/Industrial:
- g. Agricultural:
- h. Mobile or Manufactured Home:
- Affixed Not Affixed
- i. Other Use; Specify:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

NONE

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- To be used as a primary residence.
 - To be rented to someone other than a "qualified family member."
 - Owner occupied not a primary residence.
- See reverse side for definition of a "primary residence, secondary residence" and "family member"

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:

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.

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

Driggs Title Agency, Inc - 602-589-5300
15825 S. 46th Street Phoenix, AZ 85048

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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]
Signature of Seller/Agent

X [Signature] Ashley Dist
Signature of Buyer/Agent

State of Arizona, County Of Maricopa State of Arizona, County Of Maricopa

Subscribed and sworn to before me this 10th day of July 2023 Subscribed and sworn to before me this 7 day of July 2023

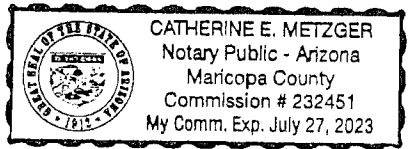
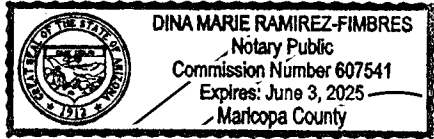
Notary Public Dina Marie Ramirez Fimbres

Notary Public Catherine E Metzger

Notary Expiration Date June 3, 2025

Notary Expiration Date 7-27-2023

DOR FORM 82162 (04/2014)



OFFICIALS

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RANCHO BELLA VISTA