



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 07/17/2023 1146  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2023-052311

RECORDING REQUESTED BY:  
TEEMA Title & Escrow Agency, Inc.

AND WHEN RECORDED MAIL TO:  
TEEMA Title & Escrow Agency, Inc.  
108 N. Old Litchfield Road  
Litchfield Park, AZ 85340

ESCROW NO.: 0623-000876-HC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Chester B. Harrington, III, a widower**

do/does hereby convey to

**Timothy R. Shaw and Staphanie L. Shaw, husband and wife**

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

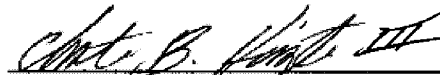
LOT 542, OF BLOCK "M" OF MISSION ROYALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 72.

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: June 29, 2023

GRANTOR(S):

  
Chester B. Harrington, III

STATE OF ARIZONA

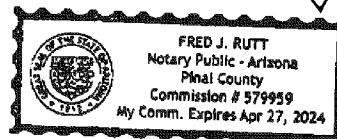
COUNTY OF PINAL

The foregoing instrument was acknowledged before me this 06 day of July, 2023 by  
Chester B. Harrington, III.

Notary Public: 

Printed Name: FRED J. RUTT

My Commission Expires: 4-27-2024



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

**Timothy R. Shaw and Stephanie L. Shaw, 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 , and executed by **Chester B. Harrington, III, a widower** as Grantors, to **Timothy R. Shaw and Stephanie L. Shaw, husband and wife,** as Grantees, and which conveys certain premises described as:

LOT 542, OF BLOCK "M" OF MISSION ROYALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 72.

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: July 10, 2023

**Grantee(s):**

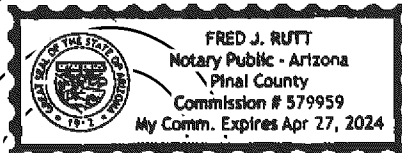
Timothy R. Shaw  
Timothy R. Shaw

Stephanie L. Shaw  
Stephanie L. Shaw

STATE OF ARIZONA

COUNTY OF Pinal

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July 2023 by Timothy R. Shaw and Stephanie L. Shaw.



FOR NOTARY SEAL OR STAMP

Notary Public: Fred J. Rutt

Printed Name: FRED RUTT

My Commission Expires: 4-27-2024

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-25-6420 9

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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

Chester B. Harrington, III
2432 E. Santiago Trail
Casa Grande, AZ 85194

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

Timothy R. Shaw and Staphanie L. Shaw
534 E Palo Verde St
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

2432 E. Santiago Trail
Casa Grande, AZ 85194

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

Timothy R. Shaw and Staphanie L. Shaw
534 E Palo Verde St
Casa Grande, AZ 85122

(b) Next tax payment due: 10/1/23

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

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-052311
RECORD DATE 07/17/2023

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: \$ 314900 00

11. DATE OF SALE (Numeric Digits): 06/23
Month / Year

12. DOWN PAYMENT \$ 31490 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):

- (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):

TEEMA Title & Escrow Agency, Inc.
108 N. Old Litchfield Road
Litchfield Park, AZ 85340

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

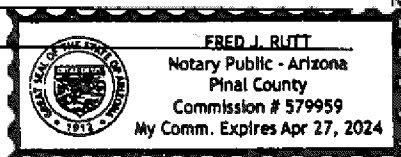
State of ARIZONA County of Pinal

Subscribed and sworn to before me on this 06 day of July 20 23

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)



\*\*Signed in Counterpart\*\*

Signature of Buyer / Agent

State of County of

Subscribed and sworn to before me on this day of 20

Notary Public

Notary Expiration Date

**AFFIDAVIT OF PROPERTY VALUE**

FOR RECORDER'S USE ONLY

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Please list the additional parcels below (attach list if necessary):  
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(2) \_\_\_\_\_ (4) \_\_\_\_\_

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Chester B. Harrington, III  
2432 E. Santiago Trail  
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3. (a) BUYER'S NAME AND ADDRESS:  
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(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
2432 E. Santiago Trail  
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5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Timothy R. Shaw and Stephanie L. Shaw  
2432 E. Santiago Trail  
Casa Grande, AZ 85194  
(b) Next tax payment due: October 1, 2023

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
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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: \_\_\_\_\_  
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11. DATE OF SALE (Numeric Digits): 0123  
Month / Year

12. DOWN PAYMENT \$ 3490 0 00

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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: \_\_\_\_\_

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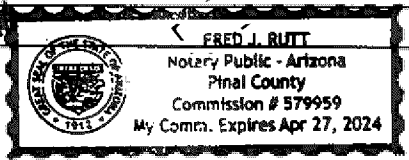
18. LEGAL DESCRIPTION (attach copy if necessary):  
See Exhibit "A" attached hereto and made a part hereof.

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.

**\*\*Signed in Counterpart\*\***

Signature of Seller / Agent \_\_\_\_\_  
State of \_\_\_\_\_ County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

Signature of Buyer / Agent Timothy R. Shaw  
State of Arizona County of Pinal  
Subscribed and sworn to before me on this 11 day of July 2023  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



**EXHIBIT "A"**

LOT 542, OF BLOCK "M" OF MISSION ROYALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 72.

MISSION ROYALE