

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Security Title Agency, Inc

Escrow No.: 76220372-076-TH

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Wayne Alexander Brownen
12634 Black Hills Dr
Peyton, CO.80831

DATE/TIME: 08/25/2023 1058

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2023-062948

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Absolute Remodeling & Construction, Inc., an Arizona corporation
conveys to

Wayne Alexander Brownen and Petra Elisabeth Brownen, 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 the Grantor hereby binds itself and its successors to warrant and defend the title against all acts of the Grantor herein, and no other, subject to the matters set forth

Dated July 21, 2023

Grantor(s)

Absolute Remodeling & Construction, Inc., an
Arizona corporation

[Signature]
James Brandon Suor, president

NOTARY ACKNOWLEDGEMENT(S) TO SPECIAL WARRANTY DEED

State of AZ
County of PINAL

On 7/28/23, before me, a Notary Public in and for said State, personally appeared
James Brandon Suor

proven to be the President and _____

of Absolute Remodeling & Construction Inc a Arizona corporation,
who did execute the within instrument on behalf of said corporation therein named, and acknowledged to me that such
Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors

Witness my hand and seal

(SEAL)

[Signature]
Notary Public

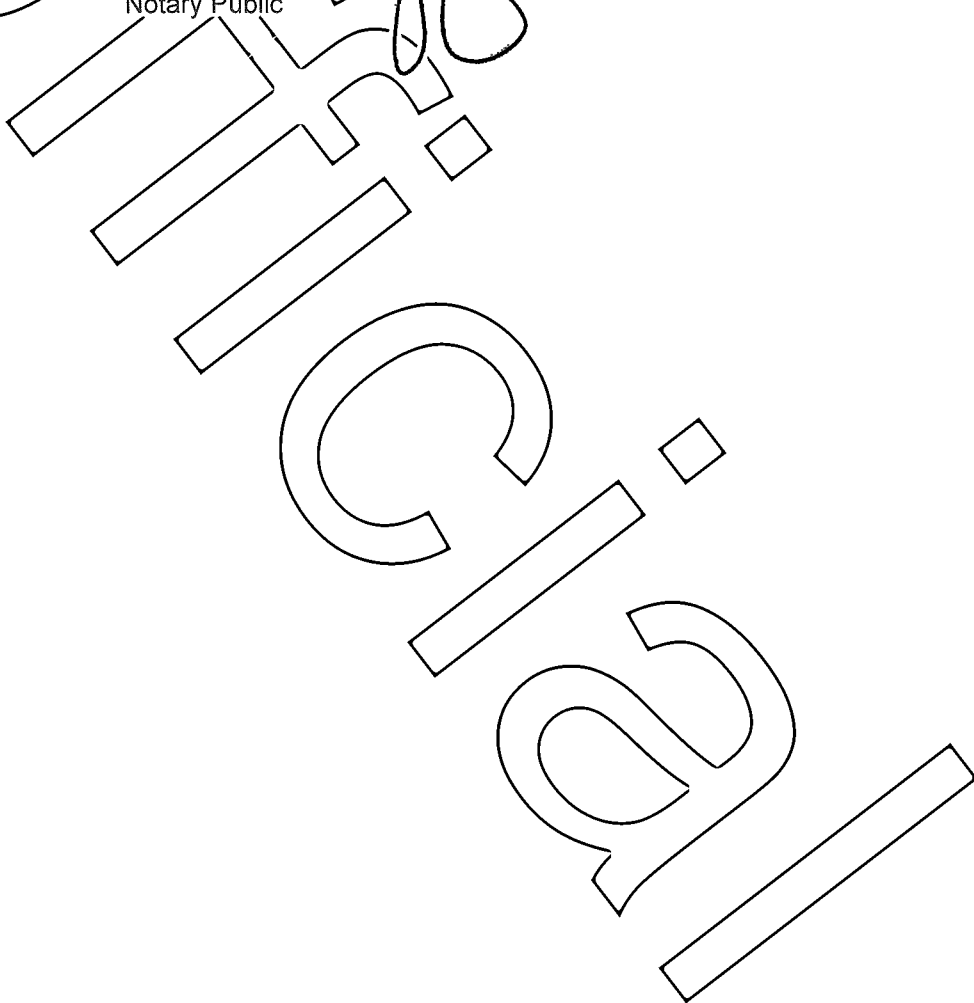


EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CASA GRANDE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS

Lot 34, ARROYO VERDE ESTATES, according to the plat recorded in Cabinet G, Slide 185, and thereafter Affidavit of Correction recorded in Recording No 2007-042003, records of Pinal County, Arizona

ARROYO VERDE

**Acceptance of Community Property
with Right of survivorship
"Deed"**

Wayne Alexander Brownen and Petra Elisabeth Brownen, husband and wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated July 21, 2023, and executed by Absolute Remodeling & Construction, Inc, an Arizona corporation as Grantors, to Wayne Alexander Brownen and Petra Elisabeth Brownen, husband and wife as Grantees, and which conveys the real property described as

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

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship

Dated July 21, 2023

GRANTEES:

Wayne Alexander Brownen Petra Elisabeth Brownen
Wayne Alexander Brownen Petra Elisabeth Brownen

**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP DEED**

State of AZ
County of PINAL

The foregoing document was acknowledged before me this 31~~st~~ day of July 2023

by Wayne Alexander Brownen and Petra Elisabeth Brownen

(Seal)



[Signature]
Notary Public

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Legal Description

Lot 34, ARROYO VERDE ESTATES, according to the plat recorded in Cabinet G, Slide 185, and thereafter Affidavit of Correction recorded in Recording No 2007-042003, records of Pinal County, Arizona



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 401-04-1340
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:

Absolute Remodeling & Construction, Inc. an Arizona corporation

600 W 9th St
Casa Grande, AZ 85122

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

Wayne Alexander Brownen
12634 Black Hills Dr
Peyton, CO 80831

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

4. ADDRESS OF PROPERTY:

8913 W Marble Mountain Ct
Casa Grande, AZ 85194

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

Wayne Alexander Brownen
SAME AS #4

(b) Next tax payment due October 1 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
- 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-062948
RECORD DATE 08/25/2023

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: \$ 699,000.00

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

12. DOWN PAYMENT \$ 200,000.00

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:

\$ 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):

Buyer and seller herein

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 AZ County of Pinal
Subscribed and sworn to before me on this 28 day of July 20 23
Notary Public
Notary Expiration Date 10/13/2024

Signature of Buyer / Agent
State of AZ County of Pinal
Subscribed and sworn to before me on this 28 day of July 20 23
Notary Public
Notary Expiration Date 10/13/2024

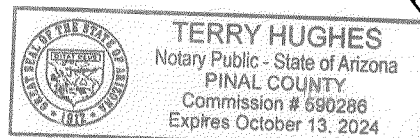
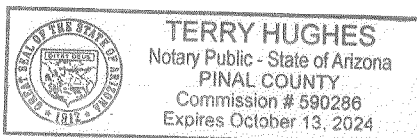


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