



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY
Landmark Title Assurance Agency of Arizona LLC
AND WHEN RECORDED MAIL TO:
DAVID LACY AND BARBARA LACY

DATE/TIME: 10/10/2023 1301
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-074867

ESCROW NO.: 06207309 - 040 - NL

1 of 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

John F. Nash and Kornelia E. Nash, husband and wife

do/does hereby convey to

David Lacy and Barbara Lacy, husband and wife as community property with right of survivorship

the following real property situated in Pinal County, ARIZONA:

Lot 84, ANTHEM AT MERRILL RANCH UNIT 13, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G. Slide 42.

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: October 3, 2023

SELLERS:

John F. Nash
John F. Nash

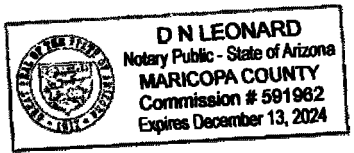
Kornelia E. Nash
Kornelia E. Nash

State of ARIZONA } ss:
County of Maricopa

On October 6, 2023, before me,

FOR NOTARY SEAL OR STAMP

The Undersigned, a Notary Public in and for said County and State, personally appeared John F. Nash and Kornelia E. Nash 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.

Signature [Handwritten Signature]

ARIZONA

Acceptance of Community Property with Right of Survivorship

David Lacy and Barbara Lacy, husband and wife as community property with right 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 October 3, 2023 , and executed by John F. Nash and Kornelia E. Nash, as Grantors, to David Lacy and Barbara Lacy, as Grantees, and which conveys certain premises described as:

Lot 84, ANTHEM AT MERRILL RANCH UNIT 13, according to the plat of record in the Office of the County Reorder of Pinal County, Arizona, recorded in Cabinet G, Slide 42.

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 October 3, 2023

BUYERS:

David Lacy
David Lacy

Barbara Lacy
Barbara Lacy

State of OK
County of Oklahoma

}ss:

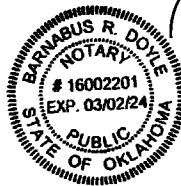
On 10-4-23 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared David Lacy and Barbara Lacy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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.

Signature

(This area for official notarial seal)

Barnabus R. Doyle
Barnabus R. Doyle



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-10-5100
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:

John F. Nash, Kornelia E. Nash
3808 N. Colorado Ave
Florence, AZ 85132

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

David Lacy, Barbara Lacy
11501 Way Cross Road
Oklahoma City, OH 73162

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

4. ADDRESS OF PROPERTY:

6337 W Montebello Way
Florence, AZ 85132

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

David Lacy, Barbara Lacy
6337 W. Montebello Way
Florence, AZ 85132

(b) Next tax payment due October 1, 2024

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:

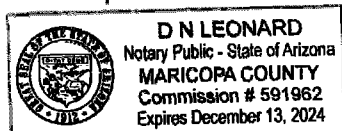
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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 ONLY 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: [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 12 day of October, 2023
Notary Public: [Signature]
Notary Expiration Date: 12/13/2024



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-074867
RECORD DATE 10/10/2023

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: \$ 470,000.00

11. DATE OF SALE (Numeric Digits): 09 / 23
Month / Year

12. DOWN PAYMENT \$ 0.00

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):

Landmark Title
3303 E. Baseline Rd. Gilbert, AZ 85234
Phone: (480) 476-8165

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent: [Signature]
State of OK, County of Oklahoma
Subscribed and sworn to before me on this 4 day of October, 2023
Notary Public: [Signature]
Notary Expiration Date: 3-2-24

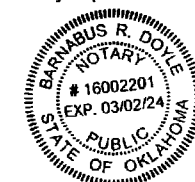


EXHIBIT A

Lot 84, ANTHEM AT MERRILL RANCH UNIT 13, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 42.

STAMPED