



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recorded at the request of *Clear Title Agency of Arizona*
When recorded mail to:

Scott Dimmler and Darla Dimmler
3872 92nd Ave NE
Crary, ND 58327

DATE/TIME: 12/29/2023 1337
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2023-093898

Escrow No.: 70231058-sd

WARRANTY DEED

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

Jerry Vance, Jr. and Gretchen Mollenkopf, husband and wife, the GRANTOR

does hereby convey to

Scott Dimmler and Darla Dimmler, husband and wife, the GRANTEE,

the following real property situated in **PINAL** County, Arizona:

LOT 89, OF CIMMARRON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 6.

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.

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 70231058-sd

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof

Dated: November 27, 2023

Jerry Vance, Jr

Gretchen Mollenkopf

STATE OF ARIZONA

COUNTY OF Maricopa

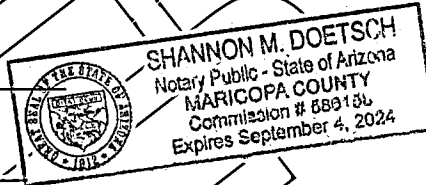
)} SS

Subscribed and sworn to before me this 15th day of December 2023, by Jerry Vance, Jr and Gretchen Mollenkopf.

In witness whereof I hereunto set my hand and official seal.

Shannon M. Doetsch
Notary Public

My Commission Expires: 9.4.24



DUPLICATE

Escrow No.: 70231058-sd

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

This Acceptance is to be attached to that particular Warranty Deed dated November 27, 2023 by and between

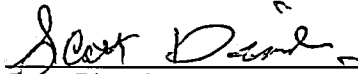
Jerry Vance, Jr and Gretchen Mollenkopf, as Grantors, and

Scott Dimmler and Darla Dimmler, as Grantees.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship, and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Dated: December 6, 2023



Scott Dimmler



Darla Dimmler

STATE OF ARIZONA }
COUNTY OF Maricopa }SS

Subscribed and sworn to before me this 21st day of December 2023, by Scott Dimmler and Darla Dimmler.

In witness whereof I hereunto set my hand and official seal.

Shannon M. Doetsch
Notary Public

My Commission Expires: 9.4.24



OFFICIALS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-53-0890 7

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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS

Jerry Vance, Jr and Gretchen Mollenkopf
896 E Graham Ln
Apache Junction, AZ 85119

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

Scott Dimmler and Darla Dimmler
3872 92nd Ave NE
Crary, ND 58327

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

4. ADDRESS OF PROPERTY:

896 E Graham Ln
Apache Junction, AZ 85119

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

Scott Dimmler and Darla Dimmler
3872 92nd Ave NE
Crary, ND 58327
(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 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 15th day of Dec. 2023
Notary Public _____
Notary Expiration Date 9.4.24



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-093898
RECORD DATE 12/29/2023

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: \$ 350000 00

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

12. DOWN PAYMENT \$ 350000 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):

Clear Title Agency of Arizona
355 E Germann Rd Ste 230, Gilbert, AZ 85297
(480)278-8470

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 21st day of Dec / 2023
Notary Public _____
Notary Expiration Date 9.4.24



EXHIBIT "A"

LOT 89, OF CIMMARRON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 6.

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