



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc.

DATE/TIME: 02/22/2024 1416

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2024-012546

WHEN RECORDED MAIL TO:
Mary Audilyn Rue Moog and Crisglen Larcia Moog
39406 S Old Arena Dr
Tucson, AZ 85739-5965

Escrow No.: FP70240029-MO

APN: 305-93-9380

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

Robert Allen Sheneman and April Jayne Tingley, husband and wife

does hereby convey to

Mary Audilyn Rue Moog and Crisglen Larcia Moog, wife and husband

the following real property situated in County of Pinal, State of 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, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

SIGNATURE AND NOTARY ACKNOWLEDGMENTS ATTACHED

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on
February 6, 2024.

Robert Allen Sheneman
Robert Allen Sheneman

April Jayne Tingley
April Jayne Tingley

State of Arizona

County of Pima

This instrument was acknowledged before me on this 6 day of February, 2024, by
Robert Allen Sheneman and April Jayne Tingley.

Maria G. Oros
Notary Public

My Commission Expires: 10-9-24

[SEAL]

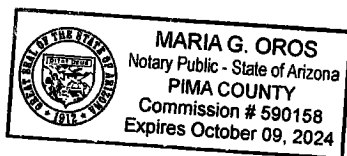


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **305-93-93805**

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

Lot 952, final Plat of Eagle Crest Ranch VI, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Recording No. 2013-045964, of official records.

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

Escrow No.: FP70240029-MO

Mary Audilyn Rue Moog and Crisglen Larcia Moog, wife and husband each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

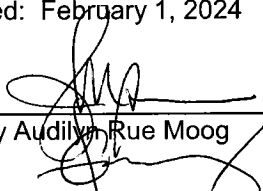
SEE-EXHIBIT-"A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on FEB 21, 2024.

Dated: February 1, 2024

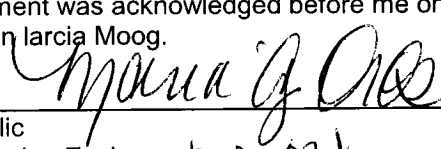


Mary Audilyn Rue Moog

Crisglen Larcia Moog

State of Arizona
County of Pima

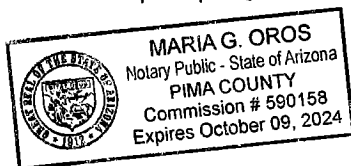
This instrument was acknowledged before me on this 21 day of February, 2024, by Mary Audilyn Rue Moog and Crisglen Larcia Moog.



Notary Public

My Commission Expires: 10-09-24

[SEAL]

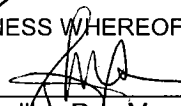


PROPERTY TAX INFORMATION FOR NEW PROPERTY OWNERS

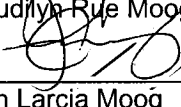
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on

FEB 21, 24.



Mary Audilyn Rue Moog



Crisglen Larcia Moog

CONFIDENTIAL

EXHIBIT "A"
Legal Description

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305-93-9380

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:

Robert Allen Sheneman and April Jayne Tingley

39406 S Old Arena Dr

Tucson, AZ 85739-5965

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

Mary Audilyn Rue Moog and Crisglen Larcia Moog

10700 N. La Reserve Dr., #13201

Oro Valley, AZ 85737

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

39406 S Old Arena Dr

Tucson, AZ 85739-5965

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

Mary Audilyn Rue Moog and Crisglen Larcia Moog

39406 S Old Arena Dr

Tucson, AZ 85739-5965

(b) Next tax payment due October 1, 2024

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
i. ☐ Other Use, Specify: _____
d. ☐ 2-4 Plex
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.

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 Pima

Subscribed and sworn to before me this 31 day of February, 2024

Notary Public

Notary Expiration Date



Notary Public - State of Arizona
PIMA COUNTY
Commission # 590158
Expires October 09, 2024

DOR FORM 82162 (02/2018)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2024-012546
02/22/2024

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:

\$ 470,000 00

11. DATE OF SALE (Numeric Digits): 01 / 2024

Month / Year

12. DOWN PAYMENT

\$ 22,300 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
(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 ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent

State of Arizona County of Pima

Subscribed and sworn to before me this 31 day of February, 2024

Notary Public

Notary Expiration Date



Notary Public - State of Arizona
PIMA COUNTY
Commission # 590158
Expires October 09, 2024

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