



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 02/22/2024 1416  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2024-012546

**RECORDING REQUESTED BY:**  
Fidelity National Title Agency Inc.

**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.

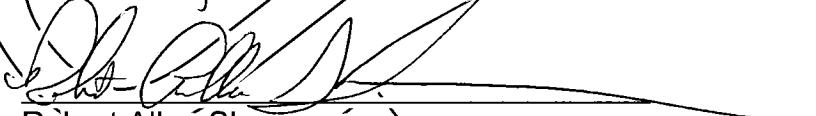
The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

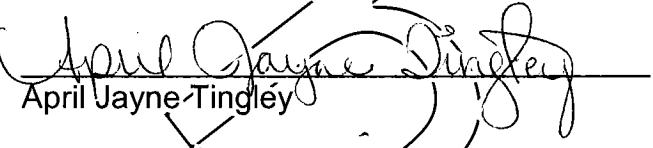
### SIGNATURE AND NOTARY ACKNOWLEDGMENTS ATTACHED

# WARRANTY DEED

(continued)

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

  
Robert Allen Sheneman

  
April Jayne Tingley

State of Arizona

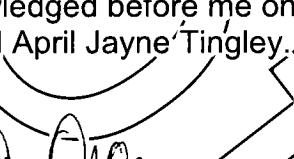
County of Pima

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

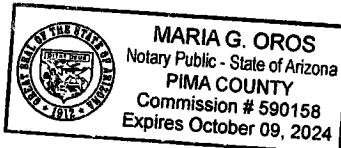
  
Maria G. Oros

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:

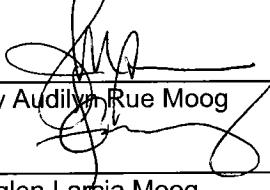
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

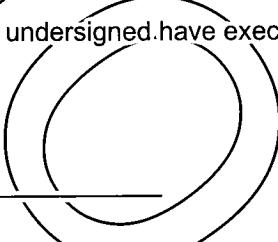
Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

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.

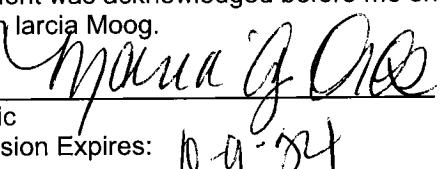
Dated: February 1, 2024

  
Mary Audilyn Rue Moog

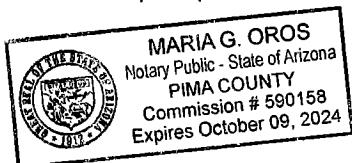
  
Crisglen Larcia Moog

State of Arizona  
County of PIMA

This instrument was acknowledged before me on this 11 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 Audlyn Rue Moog

Crisglen Larcia Moog

Property Tax  
Information  
New Owner  
AZD1098.doc / Updated: 10.28.16

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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  
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.

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: Arizona

State of Arizona, County of Pima

Subscribed and sworn to before me this 09 day of October 2024

Notary Public \_\_\_\_\_

Notary Expiration Date 02/2019



NOTARY PUBLIC - STATE OF ARIZONA  
PIMA COUNTY  
Commission # 590158  
Expires October 09, 2024

DOR FORM 82162 (02/2019)

## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2024-012546  
RECORD DATE 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  
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

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: Arizona

## 18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent: Arizona

State of Arizona, County of Pima

Subscribed and sworn to before me this 09 day of October 2024

Notary Public \_\_\_\_\_

NOTARY PUBLIC - STATE OF ARIZONA  
PIMA COUNTY  
Commission # 590158  
Expires October 09, 2024

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