



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 02/28/2024 1625

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-014391

Great American Title Agency, Inc.

AFTER RECORDING MAIL TO:

Donald Edward Morrison
LaDonna J. Morrison
41349 W. Centennial Drive
Maricopa, AZ 85138

ESCROW No. 00595642-028-C28

This area reserved for County Recorder

Warranty Deed

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

Jeffrey Carter Earl and Ann Earl, Husband and Wife

does hereby convey to

Donald Edward Morrison and LaDonna Morrison, Husband and Wife

the following real property situated in Pinal County, ARIZONA:

Lot 90, RAINTREE AT GLENNWILDE PARCEL 14, according to Cabinet E, Slide 192, records of Pinal County, Arizona.

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.

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

Dated: 02/06/2023

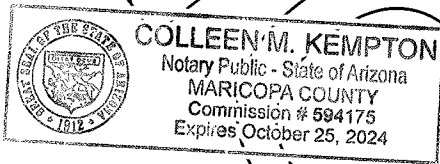
Jeffrey Carter Earl
Jeffrey Carter Earl

Ann Earl
Ann Earl

STATE OF ARIZONA)
County of Pinal)ss

This instrument was acknowledged before me this 27 February, 2024
by Jeffrey Carter Earl and Ann Earl

Colleen M. Kempton
Notary Public
My commission will expire 25 October, 2024



Acceptance of Community Property with Right of Survivorship

Donald Edward Morrison and LaDonna Morrison, Husband and Wife 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 February 6, 2024, and executed by Jeffrey Carter Earl and Ann Earl, as Grantors, to Donald Edward Morrison and LaDonna Morrison, as Grantees, and which conveys certain premises described as:

Lot 90, RAIN TREE AT GLENN WILDE PARCEL 14, according to Cabinet E, Slide 192, records of Pinal County, Arizona.


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: February 6, 2024



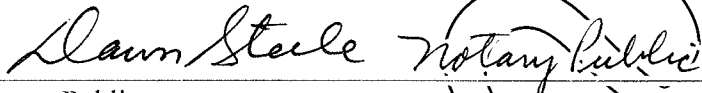
Donald Edward Morrison



LaDonna Morrison

STATE OF ARIZONA }
County of *pinal* } ss

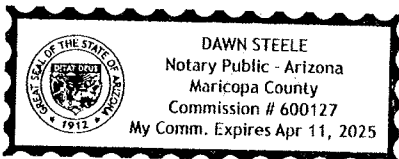
This instrument was acknowledged before me this 16th Feb, 2024
by Donald Edward Morrison and LaDonna Morrison



Notary Public

My commission will expire

04/11/2025



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-42-219
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:

Jeffrey Carter Earl and Ann Earl
8578 N Buena Vista Drive
Casa Grande, AZ 85194

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

Donald Edward Morrison & La Donna Morrison
41308 W Carlisle Lane
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

41349 W Centennial Drive
Maricopa, AZ 85138

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

Donald Edward Morrison & La Donna Morrison
41349 W Centennial Drive
Maricopa, Arizona 85138

(b) Next tax payment due 10-2024

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: 10-2024

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 2024-014391
RECORD DATE 02/28/2024

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: \$ 440,000.00

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

12. DOWN PAYMENT \$ 0

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 Arizona, County of Maricopa

Subscribed and sworn to before me on this 26 day of Feb, 2024

Notary Public Carla A. Schmidt

Notary Expiration Date 1-31-2028

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 26 day of Feb, 2024

Notary Public Carla A. Schmidt

Notary Expiration Date 1-31-2028

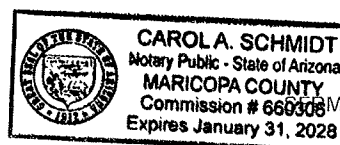
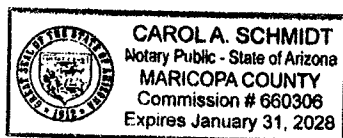


EXHIBIT "A"
Legal Description

Lot 90, RAINTREE AT GLENNWILDE PARCEL 14, according to Cabinet E, Slide 192, records of Pinal County, Arizona.