



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/29/2024 0842

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-022980

EMPIRE TITLE AGENCY

RECORDING REQUESTED BY:
Empire Title Agency

WHEN RECORDED MAIL TO:
Dennis Motowylak and Marlo Rapp
808 W Brangus Way
Queen Creek, AZ 85143

FILE NO.: 2226435-JH

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

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

Cheryl J. Cooper, a widow

do/does hereby convey to

Dennis Motowylak and Marlo Rapp, husband and wife

the following real property situated in Pinal County, State of Arizona:

Lot 17, of PARCEL 16 AT CIRCLE CROSS RANCH, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 1 and Affidavit of Correction recorded as Fee No. 2006-071461;

Excepting therefrom all coal, oil, gas, and other mineral deposit, as reserved in the Patents to said land;

Excepting therefrom the mineral and substance and the associated rights described and conveyed in that certain instrument recorded at Fee No. 2016-060973, wherein said minerals and substance were conveyed to DRG Energy, Inc., Colorado Corporation

APN: 210-81-2490

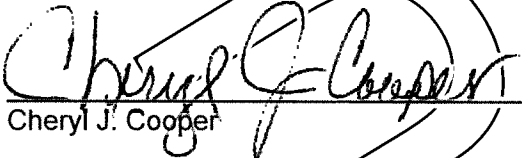
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

Date: March 24, 2024

243

File No.: 2226435
Warranty Deed – Continued
Page 2


Cheryl J. Cooper

State of Arizona

County of ~~Pinal~~ ^{mb} ~~Pinal~~ ^{Maricopa}) ss

On 27 day of March, 2024, before me, the undersigned Notary Public, **Cheryl J. Cooper**, 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 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.

(Seal)


Notary Public

My commission expires: 6/5/2025



File No.: 2226435

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

Dennis Motowylak and Marlo Rapp, 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 March 24, 2024, and executed by Cheryl J. Cooper, a widow, as Grantor(s), and which conveys certain premises described as:

Lot 17, of PARCEL 16 AT CIRCLE-CROSS RANCH, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona; recorded in Cabinet G, Slide 1 and Affidavit of Correction recorded as Fee No. 2006-071461;

Excepting therefrom all coal, oil, gas, and other mineral deposit, as reserved in the Patents to said land;

Excepting therefrom the mineral and substance and the associated rights described and conveyed in that certain instrument recorded at Fee No. 2016-060973, wherein said minerals and substance were conveyed to DRG Energy, Inc., Colorado Corporation

APN: 210-81-2490

to the Grantees named therein, not as tenants in common, and not as community property estate, and not as joint tenants with right of survivorship, but as community property with right of survivorship.

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 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.

Date: March 24, 2024

[Signature]
Dennis Motowylak

[Signature]
Marlo Rapp

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

State of Arizona
County of Maricopa

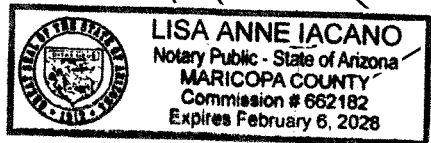
)
) ss
)

This instrument was acknowledged before me this 27th day of March, 2024 by Dennis Motowylak and Marlo Rapp.

(Seal)

My commission expires: 2-6-2028

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-81-2490
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:

Cheryl J. Cooper
808 W Brangus Way
San Tan Valley, AZ 85143

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

Dennis Motowylak and Marlo Rapp
170 E Guadalupe Rd, Unit 10
Gilbert, AZ 85234

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

4. ADDRESS OF PROPERTY:

808 W Brangus Way
San Tan Valley, AZ 85143

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

Dennis Motowylak and Marlo Rapp
808 W Brangus Way
Queen Creek, AZ 85143

(b) Next tax payment due 10/01/2024

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

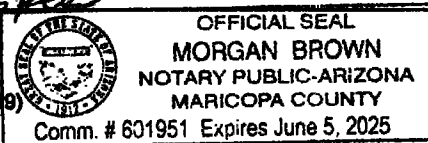
Cheryl J. Cooper
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me
on this 27 day of March, 2024

Notary Public Morgan Brown

Notary Expiration Date 6/5/2025



FOR RECORDER'S USE ONLY

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: \$ 525,000.00

11. DATE OF SALE (Numeric Digits): 03/2024
Month / Year

12. DOWN PAYMENT \$ 525,000 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: N/A

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 Exhibit "A"

SIGNED IN COUNTERPART

Signature of Buyer / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____, 20____

Notary Public _____

Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 210-81-2490
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(2) _____ (4) _____

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Dennis Motowylak and Marlo Rapp
170 E Guadalupe Rd, Unit 10
Gilbert, AZ 85234

(b) Are the Buyer and Seller related? Yes No
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FOR RECORDER'S USE ONLY

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Month / Year

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a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
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(2) VA
(3) FHA
b. Barter or trade
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d. Seller Loan (Carryback) f. Other financing; Specify: _____

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15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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If Yes, briefly describe the solar / energy efficient components: _____

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BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy, if necessary):
See attached Exhibit "A"

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.

SIGNED IN COUNTERPART

Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me
on this _____ day _____ of 20____
Notary Public _____
Notary Expiration Date _____

Marlo Rapp
Signature of Buyer / Agent _____
State of AZ, County of Maricopa
Subscribed and sworn to before me on this
27th day Mar of 2024
Notary Public _____
Notary Expiration Date 2-6-2028



File No.: 2226435

EXHIBIT "A"
Legal Description

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