



OFFICIAL RECORDS OF PINAL COUNTY RECORDER

Dana Lewis
Electronically Recorded

DATE/TIME: 06/12/2024 0913
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2024-044180

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

RYAN PATRICK BURHANS AND RACHEL NADINE
BURHANS
3323 WEST WHITE CANYON ROAD
SAN TAN VALLEY, AZ 85144

Escrow #: 245117-049

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Brandon Lee Readette and Cassy Elizabeth Readette, husband and wife,
do/does hereby convey to

Ryan Patrick Burhans and Rachel Nadine Burhans, husband and wife,
the following real property situated in Pinal County, Arizona:

See Attached Exhibit A

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.

GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

This 7th day of May, 2024

GRANTOR(S):

Brandon Lee Readette

Cassy Elizabeth Readette

State of Arizona
County of Pinal

On this 6 day of June, 2024, before me personally appeared Brandon Lee Readette and Cassy Elizabeth Readette, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

My commission expires on 2-9-2025

(Affix notary seal here)

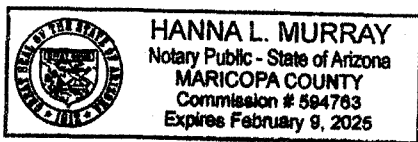


EXHIBIT A
LEGAL DESCRIPTION

Lot 35, of SanTan Heights Parcel L, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 6.

WORLDWIDE

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Escrow #: 245117-049

THAT certain deed dated 5/7/2024, Wherein

Brandon Lee Readette and Cassy Elizabeth Readette, husband and wife,

convey to

Ryan Patrick Burhans and Rachel Nadine Burhans, husband and wife,

THAT each, for himself or herself and jointly, but not for the other, affirm that the undersigned have offered to purchase the real property situated in Pinal County, Arizona, described as follows:

See Attached Exhibit A

THAT each of the undersigned individually and jointly as such Grantee hereby declare that it is their intention to accept such conveyance as community property with right of survivorship, not as tenants in common, not as a community property estate and not as joint tenants with right of survivorship.


THAT by the execution and delivery 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 this attachment to be attached to said deed, and to be recorded in the public record.

Dated: May 7, 2024

GRANTEE(S):



Ryan Patrick Burhans




Rachel Nadine Burhans

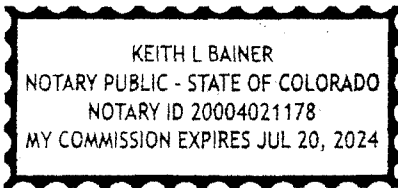
Date: 6/10/24

State of ~~Arizona~~ ^{CO} Colorado
County of ~~Pinal~~ ^{weid} Weid

On this 10 day of JUNE, 2024, before me personally appeared Ryan Patrick Burhans and Rachel Nadine Burhans, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



Notary Public
My commission expires on 6/10/24



(Affix notary seal here)

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

Escrow #: 245117-049

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 35, of SanTan Heights Parcel L, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 6.

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-02-70504
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? _____
Please list the additional parcels below (attach list if necessary):
(1) (2) (3) (4) []

2. SELLER'S NAME AND ADDRESS:

Brandon Lee Readette and Cassy Elizabeth Readette
3323 West White Canyon Road
San Tan Valley, AZ 85144

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

Ryan Burhans and Rachel Burhans
846 Shirttail Peak Drive
Windsor, CO 80550

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

4. ADDRESS OF PROPERTY:

3323 West White Canyon Road
San Tan Valley, AZ 85144

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

Ryan Burhans and Rachel Burhans
3323 West White Canyon Road
San Tan Valley, AZ 85144

(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.

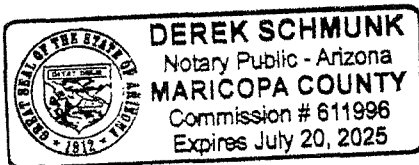
Signature of Seller / Agent _____

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 10 day of JUNE, 2024.

Notary Public _____

Notary Expiration Date 7/26/25



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-044180
RECORD DATE 06/12/2024

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: \$489,900.00

11. DATE OF SALE (Numeric Digits): 04/2024
Month / Year

12. DOWN PAYMENT \$41,275

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.

Signature of Buyer / Agent _____

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 10 day of JUNE, 2024.

Notary Public _____

Notary Expiration Date 7/26/25



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