



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Agave Title Agency

AND WHEN RECORDED, MAIL TO:
Robert Cecil Lennox and Michelle Lennox
38033 S. Samaniego Dr.
Tucson, AZ 85739

DATE/TIME: 11/18/2024 1456
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2024-088497

ESCROW NO.: **A24-09413**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Brian M. Hand, an unmarried man and Sheila K. Honey, an unmarried woman

do/does hereby convey to

Robert Cecil Lennox and Michelle Lennox, a married couple, as joint tenants with right of survivorship

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

Lot 34 of **SADDLEBROOKE UNIT ONE**, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet A, Slide 186 and amended by Declaration of Scrivener's Error recorded in Docket **1468**, Page 302 and in Docket **1480**, Page 216.

EXCEPTING all minerals and all uranium, thorium, or other materials which are or may be determined to be peculiarly essential to the production of fissionable materials, as reserved in the Patent recorded in Docket **56**, Page 40;

EXCEPT all water, oil, gas, minerals and rights thereto.

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.

RECORDED

Dated: November 12, 2024

GRANTOR(S):

Brian M. Hand
Brian M. Hand

Sheila K. Honey
Sheila K. Honey

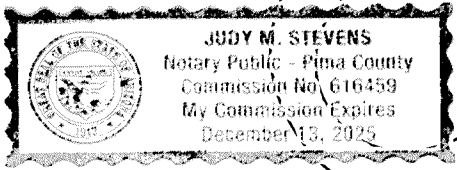
State of Arizona }ss:
County of Pima

On this 14th day of November, 2024 before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Brian M. Hand, an unmarried man and Sheila K. Honey, an unmarried woman, 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 by 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.

Judy M. Stevens
Notary Public (signature)

FOR NOTARY SEAL OR STAMP

My Commission Expires: 12/13/2025



FFCS

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2024-088497
RECORD DATE 11/18/2024

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305-56-0340

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) _____

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: \$ 529,000 **00**

11. DATE OF SALE (Numeric Digits): 10 / 2024
Month / Year

12. DOWN PAYMENT \$ 106,800 **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: _____

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):

Agave Title Agency
8580 N Oracle Road, Suite 180
Oro Valley, AZ 85704

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]
Signature of Seller Agent

[Signature]
Signature of Buyer Agent

State of Arizona, County of PIMA

State of Arizona, County of Pima

Subscribed and sworn to before me on this 14 day of November 2024

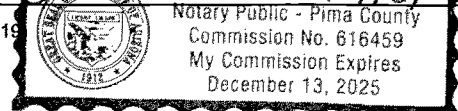
Subscribed and sworn to before me on this 14 day of November 2024

Notary Public [Signature]

Notary Public [Signature]

Notary Expiration Date 11/30/2025

Notary Expiration Date 03/29/2028

DOR FORM 82162 (02/2019)


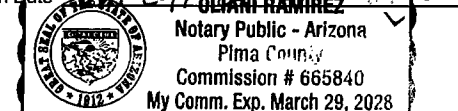


EXHIBIT "A"

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