



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:
Sarah Drew
28 Besen Parkway
Airmont NY 10952

DATE/TIME: 12/31/2024 0914
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-099960

ESCROW NO. 24-12-231311CL
1/3

Warranty Deed

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

Jacquelyn M. Donaldson who acquired title as Jacquelyn M. Endres and Brian Donaldson, wife and husband as joint tenants with right of survivorship,

as GRANTOR(s)

do/does hereby convey to

Sarah Drew, a married woman as her sole and separate property,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED
APN: 505-15-3430

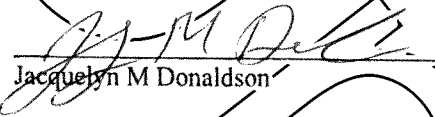
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

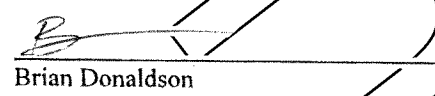
And the Grantor does warrant the title against all persons whomsoever, subject to the matters set forth above.

Warranty Deed

Escrow No. 24-12-231311CL
APN: 505-15-3430

Grantor(s):


Jacquelyn M Donaldson


Brian Donaldson

State of ARIZONA

County of PINAL

SS:

On 29 Dec 2024, before me the undersigned Notary Public, personally appeared Jacquelyn M Donaldson and Brian Donaldson, 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.

Signature 

My Commission Expires: 10.13.2028

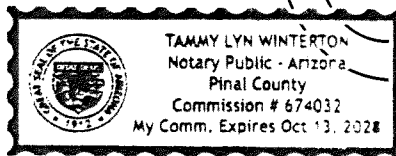


EXHIBIT "A"

Lot 17, of TAMARON PARCEL A, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, in Cabinet E, Slide 174, of Official Records.

APN: 505-15-3430

TAMARON PARCEL A

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 505 - 15 - 3430 -
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 (no more than four):
1. 3. 2. 4.

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2024-099960
RECORD DATE 12/31/2024

2. Sellers Name and Address
Jacquelyn M Donaldson and Brian Donaldson
1856 North Logan Lane
Casa Grande AZ 85122

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:

3. (a) Buyers Name and Address
Sarah Drew
28 Besen Parkway
Airmont NY 10952
(b) Are the Buyer and Seller related? Yes No
If yes state relationship

10. SALES PRICE \$320,000.00
11. DATE OF SALE (Numeric Digits): 01 / 25
12. DOWN PAYMENT \$64,000.00

4. ADDRESS OF PROPERTY:
1856 North Logan Lane
Casa Grande AZ 85122

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) FHA (3) VA
f. Other financing; Specify:

5. (a) MAIL TAX BILL TO:
Sarah Drew
28 Besen Parkway
Airmont NY 10952
(b) Next tax payment due 10/2025

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% or more? Yes No
(b) If Yes, provide the dollar amount of the Personal Property:
\$
briefly describe the Personal Property:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. Vacant Land: f. Commercial/Industrial:
b. SFR: g. Agricultural:
c. Condo or Townhouse: h. Mobile or Manufactured Home:
d. 2-4 Plex: e. Apartment Building: i. Other Use; Specify:

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

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
To be used as a primary residence.
 To be rented to someone other than a "qualified family member."
Owner occupied not a primary residence.
See reverse side for definition of a "primary residence, secondary residence" and "family member"

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Driggs Title Agency, Inc. - 602.589.5300
6751 N Sunset Blvd Glendale, AZ 85305

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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.

[Handwritten Signature]
Signature of Seller/Agent

[Handwritten Signature]
Signature of Buyer/Agent

State of AZ, County Of MARICOPA

State of New York, County Of Rockland

Subscribed and sworn to before me this 30th day of Dec 2021

Subscribed and sworn to before me this 30 day of 12 2024

Notary Public *[Signature]*


Notary Public *[Signature]*

Notary Expiration Date 2/12/2028

Notary Expiration Date 07/30/2028

DOR FORM 82162 (04/2014)

TIERRA STANBACK
Notary Public - State of New York
No. 01ST0027320
Qualified in Westchester County
My Commission Expires July 30, 2028

 **B. A. EVANS**
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 651386
Expires February 12 2028

[Large diagonal watermark text: "Notary Public"]

Legal Description

Lot 17, of TAMARON PARCEL A, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, in Cabinet E, Slide 174, of Official Records.

APN: 505-15-3430

TAMARON PARCEL A