

RECORDING REQUESTED BY:
EZ Title Agency, LLC



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 02/21/2025 1321
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2025-012802

AND WHEN RECORDED MAIL TO
Daniel David Dekasha and Brandi Michelle Lunsford
42151 West Somerset Drive
Maricopa, AZ 85138

ESCROW NO.: 837-29091-BD

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Danny David Hutchison, a single man, and Crystal Jasmine Hodges, a single woman

do/does hereby convey to
Daniel David Dekasha and Brandi Michelle Lunsford, husband and wife, as joint tenants with
right of survivorship

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

SIGNATURE PAGE FOLLOWS

Dated this 19th day of February, 2025.

Danny David Hutchison

Danny David Hutchison

Crystal Jasmine Hodges

Crystal Jasmine Hodges

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 20 day of February, 2025, before me personally appeared Danny David Hutchison and Crystal Jasmine Hodges, 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.

(seal)
[Affix Seal Here]

Brittany Duran
Notary Public



BRITTANY DURAN
Notary Public - Arizona
Maricopa Co. / #614647
Expires 10/15/2025

EXHIBIT "A"

Legal Description

Lot 20, of FINAL PLAT OF IRONWOOD PARCEL 3 AT GLENNWILDE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 181.

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN WARRANTY DEED DATED 2/21/2025 Wherein
Danny David Hutchison, a single man, and Crystal Jasmine Hodges, a single woman
as Grantors, convey to

**Daniel David Dekasha and Brandi Michelle Lunsford, husband and wife, as joint tenants with right
of survivorship**

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property
legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property
as joint tenants with right of survivorship, and not as community property, and not as tenants in common.

Dated: 02/21/2025

[Signature]
Daniel David Dekasha

[Signature]
Brandi Michelle Lunsford

State of AZ
County of Maricopa

On February 21, 2025 before me, the Undersigned, a Notary Public in and for said County and State,
personally appeared Daniel David Dekasha and Brandi Michelle Lunsford 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.

[Signature]

FOR NOTARY SEAL OR STAMP



BRITTANY DURAN
Notary Public - Arizona
Maricopa Co. / #614647
Expires 10/15/2025

EXHIBIT "A"
Legal Description

Lot 20, of FINAL PLAT OF IRONWOOD PARCEL 3 AT GLENNWILDE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 181.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-40-2370
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:

Danny David Hutchison and Crystal Jasmine Hodges
42151 West Somerset Drive
Maricopa, AZ 85138

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

Daniel David Dekasha and Brandi Michelle Lunsford
44185 Venture Lane
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

42151 West Somerset Drive
Maricopa, AZ 85138

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

Daniel David Dekasha and Brandi Michelle Lunsford
42151 West Somerset Drive
Maricopa, AZ 85138

(b) Next tax payment due October 1, 2025

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.

Cyberes
Signature of Seller / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 20 day of February, 2025

Notary Public [Signature]

Notary Expiration Date 10/15/2025

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2025-012802
02/21/2025

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: \$ 432,100.00

11. DATE OF SALE (Numeric Digits): 02/2025
Month / Year

12. DOWN PAYMENT \$ 9,890.00

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):

Buyer and Seller Herein

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

[Signature]
Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 21 day of February, 2025

Notary Public [Signature]

Notary Expiration Date 11/30/26



BRITTANY DURAN
Notary Public - Arizona
Maricopa Co. / #614647
Expires 10/15/2025



BRIENNE LAUREN STALTERI
Notary Public, State of Arizona
Maricopa County,
Commission # 641871
My Commission Expires
November 30, 2026

EXHIBIT "A"
Legal Description

Lot 20, of FINAL PLAT OF IRONWOOD PARCEL 3 AT GLENNWILDE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 181.

IRONWOOD PARCEL 3