

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

Escrow No.: 4729019704
APN: 509-04-3340

WHEN RECORDED MAIL TO

Hunter Nedin, Jackie Nedin
3760 W Dark Sky Rd
San Tan Valley, AZ 85144



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Dana Lewis
Electronically Recorded

DATE/TIME: 04/08/2025 0935
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2025-027115

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

This document is being recorded in Pinal County, to correct erroneous recording in Maricopa County on 11/13/2024 under recorder's number 2024-0606890

BOFFICE

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4729019704
WHEN RECORDED MAIL TO
Hunter Nedin, Shannon Nedin
3760 West Dark Sky Road
San Tan Valley, AZ 85144

247629350-3-3-1--
Hoyp

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Donna M. Hart, a widow and Bradley D. Gaskill, an unmarried man, as joint tenants with right of survivorship

Do hereby convey to Hunter Nedin and Shannon Nedin, husband and wife, as Community Property 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 existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated: September 30, 2024

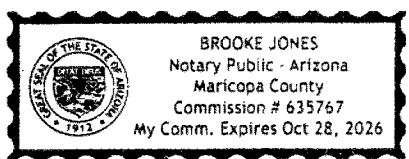
Donna M. Hart
Donna M. Hart

Bradley D. Gaskill
Bradley D. Gaskill

State of Arizona
County of Pinal

The foregoing instrument was acknowledged before me this 30 day of September, 2024 by Bradley D. Gaskill and Donna M. Hart

[Signature]
Notary Public



https://recorder.maricopa.gov/recording/verify-cert.html?id=326368 [20240606890] 4-Page

Escrow No.: 4729019704

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Hunter R. Nedin and Shannon N. Nedin, each being duly sworn upon oath 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 warranty deed deed which is Dated September 30, 2024 and executed by Donna M. Hart, a widow and Bradley D. Gaskill, an unmarried man, as joint tenants with right of survivorship, as Grantor and Hunter Nedin and Shannon Nedin, husband and wife, as Community Property with Right of Survivorship, as Grantee and which instrument concerns the following described property:

See "Exhibit A" attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually, and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

[Signature]
Hunter R. Nedin

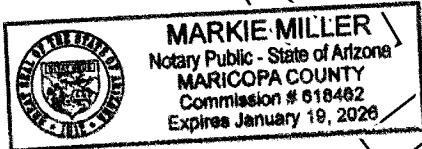
[Signature]
Shannon N. Nedin

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 12 day of November, 2024 by

Hunter R. Nedin and Shannon N. Nedin

[Signature]
Notary Public



https://recorder.maricopa.gov/recording/verify-cert.html?id=326368 [20240606890] 4-Pages

ORDER NO. : 4729019704

EXHIBIT A

Lot 687, The Preserve at San Tan – Unit 2B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2020-131582, and Affidavit of Correction recorded January 29, 2021 in Fee No. 2021-011458.

SanTanAffairs

<https://recorder.maricopa.gov/recording/verify-cert.html?id=326368> [20240606890] 4 Pages

UNOFFICIAL

20240606890
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JUSTIN HEAP



The foregoing instrument is an
electronically prepared
full, true and correct copy
of the original record in this
office.

Attest: 04/08/2025 08:22:22 AM

By Justin Heap Recorder

To Verify this purchase visit
<https://recorder.maricopa.gov/recording/verify-cert.html?id=326368>

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

Escrow No.: 4729019704
APN: 509-04-3340

WHEN RECORDED MAIL TO

Hunter Nedin, Jackie Nedin
3760 W Dark Sky Rd
San Tan Valley, AZ 85144

COUNTY OF RECORDATION PINAL
FEE NO 2025-027115
RECORD DATE 04/08/2025

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affidavit of Property Value

This document is being recorded in Pinal County, to correct erroneous recording in Maricopa County on 11/13/2024 under recorder's number 2024-0606890

STEPHEN RICHER

F20240606890 11/13/2024 10:12

ELECTRONIC RECORDING

SALES AFFIDAVIT

247629350-3-3-2-Y-

Hoyp

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 509 - 04 - 3340 -
BOOK MAP PARCEL SPLIT
Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [X]
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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS:
DONNA M. HART, BRADLEY D. GASKILL
2252 N 44th St #1111
Phoenix AZ 85008

3. (a) BUYER'S NAME AND ADDRESS:
HUNTER R. NEDIN, SHANNON N. NEDIN
3904 East Liberty Lane
Gilbert AZ 85296
(b) Are the Buyer and Seller related? Yes [] No [X]
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
3760 W Dark Sky Rd, San Tan Valley, Arizona 85144

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
HUNTER R. NEDIN, SHANNON N. NEDIN
3760 West Dark Sky Road
San Tan Valley AZ 85144
(b) Next tax payment due 05/2025

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

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 above, please check one of the following:
a. [X] 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.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [X] Warranty Deed d. [] Contract or Agreement
b. [] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$465,000. 00

11. DATE OF SALE (Numeric Digits): 09 / 24
Month / Year

12. DOWN PAYMENT \$ 40,000. 00

13. METHOD OF FINANCING:
a. [] Cash (100% of Sale Price) e. [X] New loan(s) from financial institution:
b. [] Barter or trade (1) [X] Conventional
c. [] Assumption of existing loan(s) (2) [] VA
d. [] Seller Loan (Carryback) (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 [X]
(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: NA

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 [X]
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
BUYER AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):
EXHIBIT "A" ATTACHED HERETO

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 Maricopa
Subscribed and sworn to before me on this 12 day of Nov 2024
Notary Public
Notary Expiration Date
DOR FORM 82162 (2/2019)

Signature of Buyer / Agent
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 12 day of Nov 2024
Notary Public
Notary Expiration Date

MARKIE MILLER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 618462
Expires January 10, 2026
MCR 1 of 4

https://recorder.maricopa.gov/recording/verify-cert.html?id=326369 [20240606890] 4-Pages

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509 - 04 - 334 -
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:

DONNA M. HART, BRADLEY D. GASKILL
252 N. 4TH ST #1111
PHOENIX AZ 85008

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

HUNTER NEDIN, SHANNON NEDIN
3904 East Liberty Lane
Gilbert AZ 85296

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

4. ADDRESS OF PROPERTY:

3760 W Dark Sky Rd, San Tan Valley, Arizona 85144

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

HUNTER NEDIN, SHANNON NEDIN
3760 West Dark Sky Road
San Tan Valley AZ 85144

(b) Next tax payment due 05/2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

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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.

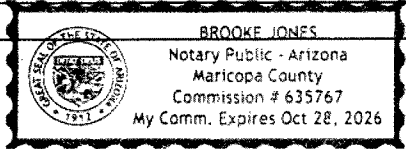
Donna M. Hart Bradley D. Gaskill
Signature of Seller / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 30 day of Sept 2024

Notary Public [Signature]

Notary Expiration Date 10/28/2026
DOR FORM 82162 (2/2019)



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:

10. SALE PRICE: \$ 465,000. 00

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BUYER AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

Signature of Buyer / Agent [Signature]

State of _____, County of _____

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

Notary Public Signed in Counterpart

Notary Expiration Date _____

ORDER NO. : 4729019704

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SanTanAffidavit

<https://recorder.maricopa.gov/recording/verify-cert.html?id=326369> [20240606890] 4 Pages

MARICOPA COUNTY

20240606890

I hereby certify that this is an **electronically prepared** copy of a filed affidavit at the Maricopa County Recorder's Office



JUSTIN HEAP, County Recorder
In and for the county of
Maricopa, state of Arizona
04/08/2025 08:23:27 AM

By Justin Heap Recorder

To Verify this purchase visit
<https://recorder.maricopa.gov/recording/verify-cert.html?id=326369>