



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recorded at the Request of:
WFG National Title Insurance Company

DATE/TIME: 05/14/2025 0948
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2025-038721

When Recorded, Mail To:
Andrew M. Hieb and Tamarisk L. Hieb
10326 West Appaloosa Trail
Casa Grande, AZ 85194

Order No.: 25-139688

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Tammy J. Jones, an unmarried woman; who aquired title Tammy Jean Albers, an unmarried woman

do/does hereby convey to

Andrew M. Hieb and Tamarisk L. Hieb, husband and wife *see acceptance attached

the following real property located in Pinal County, Arizona:

See legal description "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, the Grantor warrants the title against all persons whomsoever.

RECEIVED

Dated this 12th day of May, 2025

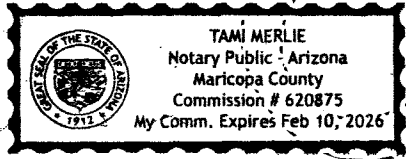
Tammy J. Jones
Tammy J. Jones

STATE OF Arizona
COUNTY OF Pinal

This instrument was acknowledged before me this 13 day of May, 2025 by Tammy J. Jones.

Tami Merlie

Notary Public
My Commission Expires: Feb. 10, 2026



RECEIVED

Warranty Deed - p2

EXHIBIT "A"
Legal Description

LOT 69, CHAPARRAL ESTATES PHASE I, ACCORDING TO THE PLAT RECORDED IN CABINET E,
SLIDE 10, RECORDS OF PINAL COUNTY, ARIZONA.

APN: 509-60-1690

Chaparral



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

Escrow No.: 25-139688

Andrew M. Hieb, and Tamarisk L. Hieb each being first duly sworn upon oath each 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 Deed attached hereto, dated 5/12/2025, and executed by Tammy J. Jones, a widow, as Grantors, to Andrew M. Hieb and Tamarisk L. Hieb, husband and wife, as Grantees, covering property described as follows:

See Exhibit A attached hereto and made a part hereof

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

Dated this 12th day of May, 2025.

Grantees:

Andrew M. Hieb
Andrew M. Hieb

Tamarisk L. Hieb
Tamarisk L. Hieb

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me this 12 day of May, 2025 by Andrew M. Hieb and Tamarisk L. Hieb.

Tami Merlie
Notary Public
My Commission Expires: Feb. 10, 2026

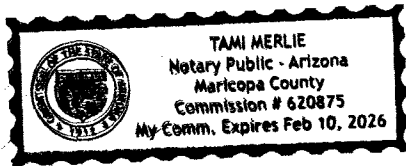


EXHIBIT "A"
Attached to Acceptance

LOT 69, CHAPARRAL ESTATES PHASE I, ACCORDING TO THE PLAT RECORDED IN CABINET E,
SLIDE 10, RECORDS OF PINAL COUNTY, ARIZONA.

APN: 509-60-1690

Chaparral

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-60-1690
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. SELLERS NAME & ADDRESS:

Tammy J. Jones
195 West Rodeo Road Unit 316
Casa Grande, AZ 85122

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

Andrew M. Hieb and Tamarisk L. Hieb
38245 North Carolina Avenue
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

10326 West Appaloosa Trail
Casa Grande, AZ 85194

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

Andrew M. Hieb and Tamarisk L. Hieb
10326 West Appaloosa Trail
Casa Grande, AZ 85194

(b) Next tax payment due 10/01/2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box [Enter Data]

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Bldg.
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile Home or Manufactured Home
 Affixed Not Affixed
- i. Other Specify: _____

7. RESIDENTIAL BUYERS 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" or "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) Warranty Deed
- (b) Special Warranty Deed
- (c) Joint Tenancy Deed
- (d) Contract or Agreement
- (e) Quit Claim Deed
- (f) Other

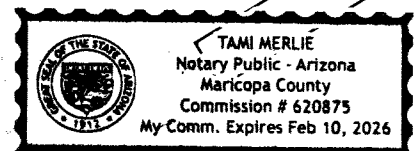
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

signed in counter part

Signature of Seller/Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this ___ day of ___ 20__.
Notary Public _____
Notary Expiration Date _____

Signature of Buyer/Agent Andrew M. Hieb
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 12 day of March 2025
Notary Public Tami Merlie
Notary Expiration Date Feb. 10, 2026

by Andrew M. Hieb



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-038721
RECORD DATE 05/14/2025

10. SALE PRICE: \$579,000.00

11. DATE OF SALE (Numeric Digits): 5/2025
Month / Year

12. DOWN PAYMENT \$ 28,950.00 **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 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):

SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

AFFIDAVIT OF PROPERTY VALUE

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

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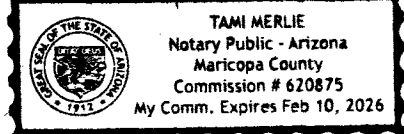
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- (f) Other

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 Tammy J. Jones
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 13 day of May 2025
Notary Public T. Merlie
Notary Expiration Date Feb. 10, 2026

by Tammy J. Jones



FOR RECORDER'S USE ONLY

10. SALE PRICE: \$ 579,000.00

11. DATE OF SALE (Numeric Digits): 5/2025
Month / Year

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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

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18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer/Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

signed in counter part

EXHIBIT "A"
LEGAL DESCRIPTION TO AFFIDAVIT OF PROPERTY VALUE

LOT 69, CHAPARRAL ESTATES PHASE I, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 10, RECORDS OF PINAL COUNTY, ARIZONA.

