



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 05/28/2025 1030

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2025-042912

**RECORDING REQUESTED BY:**

Atlas Title Agency, Inc.

**AND WHEN RECORDED MAIL TO:**

Scott Lance, Sr and Danielle Lance  
963 E. Navajo Ave.  
Apache Junction, AZ 85119-7768

ESCROW NO.: **AZ-2504-014309-PU**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

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

**Jennifer Burke, a married woman, aka Jennifer D Burke**

do/does hereby convey to

**Scott Lance, Sr and Danielle Lance, Husband and Wife as Joint Tenants with right of survivorship**

the following real property situated in **Pinal County, Arizona:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF APACHE JUNCTION, COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 392, of Palm Springs Unit 2, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, in Book 8 of Maps, Page 3.

APN: 102-03-23208

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 hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

**GRANTOR(S):**

*Jennifer Burke*  
Jennifer Burke

*Luke Burke*  
Luke Burke

STATE OF ARIZONA

COUNTY OF Pinal

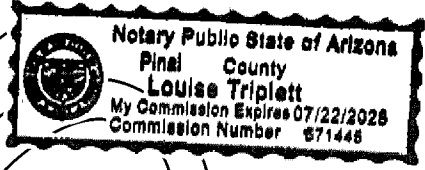
The foregoing instrument was acknowledged before me this 23 day of May, 2025

by *Louise Triplett*

*Louise Triplett*  
Notary Public

Printed Name: Louise Triplett

My Commission Expires: 7-22-2028



ESCROW NO.: AZ-2504-014309-PU

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

THAT CERTAIN DEED DATED May 22, 2025, Wherein  
Jennifer Burke, a married woman, aka Jennifer ~~O~~ Burke  
as Grantors, convey to

Scott Lance, Sr and Danielle Lance, husband and wife

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF APACHE JUNCTION, COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

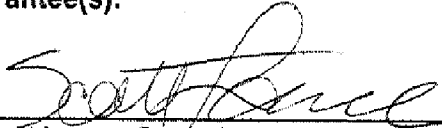
Lot 392, of Palm Springs Unit 2, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, in Book 8 of Maps, Page 3.

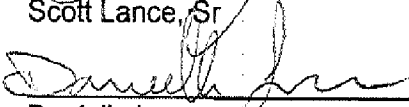
APN: 102-03-23208

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: May 22, 2025

**Grantee(s):**

  
\_\_\_\_\_  
Scott Lance, Sr

  
\_\_\_\_\_  
Danielle Lance

Dated: May 22, 2025

Accepted and approved:

GRANTEE(S):

Scott Lance  
Scott Lance, Sr

Danielle Lance  
Danielle Lance

STATE OF ARIZONA

OF Arizona

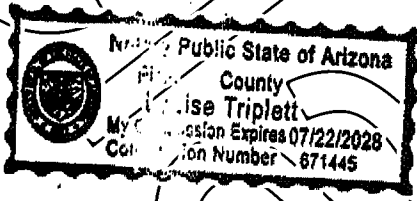
The foregoing instrument was acknowledged before me this 23rd day of May, 2025 by Scott Lance, Sr and Danielle Lance.

Louise Triplitt

Notary Public

Printed Name: Louise Triplitt

My Commission Expires: 7-22-2028

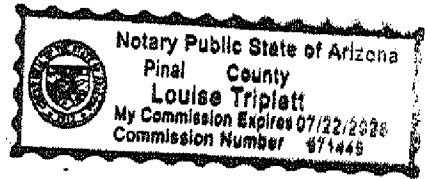


ESCROW NO.: AZ-2504-014309-PU

STATE OF ARIZONA

OF Arizona

The foregoing instrument was acknowledged before me this 23rd day of May, 2025 by Scott Lance, Sr and Danielle Lance.



Louise Triplatt

FOR NOTARY SEAL OR STAMP

Notary Public

Printed Name: Louise Triplatt

My Commission Expires: 7-22-2028

DUPLICATE

**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Arizona  
County of Pinal } ss.

On this the 27 day of May, 2025, before me,  
Day Month Year

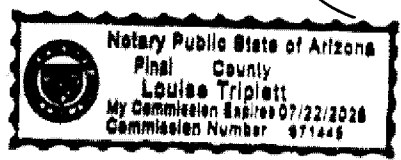
Louise Triplet, the undersigned Notary Public,  
Name of Notary Public

personally appeared Harvie Scott Sr & Danielle Lane  
Name(s) of Signer(s)

- 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 for the purposes therein stated.

WITNESS my hand and official seal.



Louise Triplet  
Signature of Notary Public

Louise Triplet  
7-22-2028  
Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

**OPTIONAL**

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Special Warranty Deed  
Document Date: 5-23-2025 Number of Pages: 1  
Signer(s) Other Than Named Above: \_\_\_\_\_

# AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 102-03-23208  
 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) \_\_\_\_\_

COUNTY OF RECORDATION PINAL  
 FEE NO 2025-042912  
 RECORD DATE 05/28/2025

2. SELLER'S NAME AND ADDRESS  
Jennifer Burke and Luke Burke  
963 E. Navajo Ave.  
Apache Junction, AZ 85119-7768

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) BUYER'S NAME AND ADDRESS:  
Scott Lance, Sr and Danielle Lance

10. SALE PRICE: \$ 500000 00  
 11. DATE OF SALE (Numeric Digits): 05 / 2025  
 Month / Year

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

12. DOWN PAYMENT \$ 50,000 00

4. ADDRESS OF PROPERTY:  
963 E. Navajo Ave.  
Apache Junction, AZ 85119-7768

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 b.  Barter or trade (1)  Conventional  
 c.  Assumption of existing loan(s) (2)  VA  
 (3)  FHA  
 d.  Seller loan (Carryback) f.  Other financing; Specify:

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Scott Lance, Sr and Danielle Lance

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:

(b) Next tax payment due: 11/1/2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
 a.  Vacant Land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agricultural  
 c.  Condo or Townhouse h.  Mobile or Manufactured Home  
 Affixed  Not Affixed  
 d.  2-4 Plex i.  Other Use; Specify:  
 e.  Apartment Building

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:  
 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."

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: 1  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

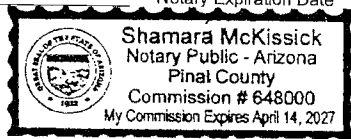
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Atlas Title Agency, Inc.  
1 Corporate Park, Suite 100  
Irvine, CA 92606

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 of Seller / Agent  
 State of ARIZONA, County of PINAL  
 Subscribed and sworn to before me on this 28 day of MAY 2025  
 Notary Public  
 Notary Expiration Date 4-14-2027

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



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel:
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) 102-03-232-08 (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:
Jen Burke
863 E Navajo Ave, Apache Junction, AZ 85119

3. (a) BUYER'S NAME AND ADDRESS:
Scott Lance Sr AND Danielle Lance
963 E NAVAJO AVE, APACHE JUNCTION, AZ 85119

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

4. ADDRESS OF PROPERTY:
963 E NAVAJO AVE
APACHE JUNCTION, AZ 85119

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Change Lending, LLC
175 N. Riverview Dr. Suite C, Anaheim, CA 92808

(b) Next tax payment due 11/1/2025

6. PROPERTY TYPE (for Primary Parcel):
NOTE: Check Only One Box
a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
d. 2-4 Plex i. Affixed Not Affixed
e. Apartment Building 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: 1
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.

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

FOR RECORDER'S USE ONLY

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: \$ 500,000.00 00

11. DATE OF SALE (Numeric Digits): 06 / 2025
Month Year

12. DOWN PAYMENT: \$ 50,000.00 00

13. METHOD OF FINANCING:
a. Cash e. New loan(s) from financial institution:
(100% of Sale Price) (1) Conventional
b. Barter or trade (2) VA
c. Assumption of existing loan(s) (3) FHA
d. Seller Loan (Carryback) 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:

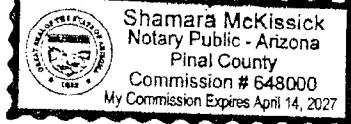
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

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

17. PARTY COMPLETING AFFIDAVIT
(Name, Address, Phone Number):
Atlas Title Agency Inc.
1 Corporate Park Suite 100
Irvine, CA 92606

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

Signature of Buyer / Agent
State of ARIZONA
County of PINAL
Subscribed and sworn to before me on this day of May 22, 2025
Notary Public
Notary Expiration Date 4-14-2027



Escrow No.: AZ-2504-014309-PU  
Title Order No.: AZ-2504-014309-PU

**EXHIBIT A**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF APACHE JUNCTION, COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 392, of Palm Springs Unit 2, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, in Book 8 of Maps, Page 3.

APN: 102-03-23208

