



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recorded at the request of *Clear Title Agency of Arizona*

DATE/TIME: 09/03/2025 1201

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2025-071203

AND WHEN RECORDED MAIL TO:

Kevin F. Plasmier
4771 E Meadow Land Dr
San Tan Valley, AZ 85140

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 30250742-ds

WARRANTY DEED

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

Joshua Heffner and Meghan Heffner, husband and wife, the GRANTOR

does hereby convey to

Kevin F. Plasmier, an unmarried man, the GRANTEE,

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

Lot 215, THE VILLAGES AT CASTLEGATE, according to Cabinet D, Slide 126, records of Pinal County, Arizona.

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.

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 30250742-ds

Signatures and Notary Acknowledgment Page

Dated: September 2, 2025



Joshua Heffner



Meghan Heffner

STATE OF ARIZONA

COUNTY OF Maricopa }
} SS

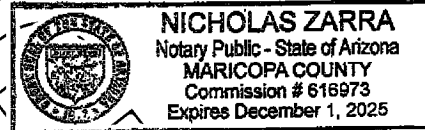
Subscribed and sworn to before me this 2 day of September 20 25, by Joshua Heffner and Meghan Heffner.

In witness whereof I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 12/1/2025



Large diagonal watermark text: "ARIZONA"

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2025-071203
RECORD DATE 09/03/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 109-23-5620 1
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
Joshua Heffner and Meghan Heffner
4771 E Meadow Land Dr
San Tan Valley, AZ 85140

3. (a) BUYER'S NAME AND ADDRESS:
Kevin F. Plasmier
400 N Plaza Dr House 197
Apache Junction, AZ 85120
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
4771 E Meadow Land Dr
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Kevin F. Plasmier
4771 E Meadow Land Dr
San Tan Valley, AZ 85140
(b) Next tax payment due: October 1, 2026

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

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.

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: \$ 370,000 00

11. DATE OF SALE (Numeric Digits): 08 / 2025
Month / Year

12. DOWN PAYMENT \$ 370,000 00

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: _____

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):
Clear Title Agency of Arizona
1530 E Williams Field Rd Ste 110, Gilbert, AZ 85295
(480)278-8430

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: [Signature]
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 2 day of September 2025
Notary Public: [Signature]
Notary Expiration Date: 12/1/2025

Signature of Buyer / Agent: [Signature]
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 3 day of Sept 2025
Notary Public: [Signature]
Notary Expiration Date: 12/1/2025

DOR FORM 82162 (02/2019)

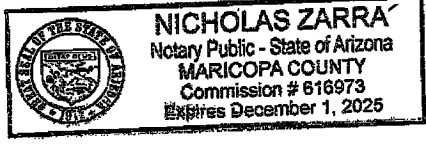
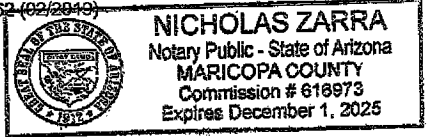


EXHIBIT "A"

Lot 215, THE VILLAGES AT CASTLEGATE, according to Cabinet D, Slide 126, records of Pinal County, Arizona.

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