



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 11/13/2025 0948
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-091800

Recorded at the Request of:
WFG National Title Insurance Company

When Recorded, Mail To:
Dennis Spence and Kathleen Spence
6030 W. Montebello Way
Florence, AZ 85132

Order No.: 25-216774

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Moises Arevalo and Shannon Glowacz, husband and wife

do/does hereby convey to

Dennis Spence and Kathleen Spence, husband and wife

the following real property located in Pinal County, Arizona:

LOT 34, OF ANTHEM AT MERRILL RANCH UNIT 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 44.

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.

Dated this 5th day of November, 2025.

WARRANTY DEED - CONTINUED

Moises Arevalo

Moises Arevalo

Shannon Glowacz

Shannon Glowacz

STATE OF Oregon

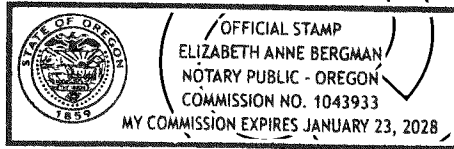
COUNTY OF Marion

This instrument was acknowledged before me this 14th day of November, 2025 by Moises Arevalo and Shannon Glowacz.

Elizabeth Anne Bergman

Notary Public

My Commission Expires: 01/23/2028





WFG National Title Insurance Company
a Williston Financial Group company

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

Escrow No.: 25-216774

Dennis Spence and Kathleen Spence 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 November 5, 2025, and executed by Moises Arevalo and Shannon Glowacz, husband and wife, as Grantors, to Dennis Spence and Kathleen Spence, husband and wife, as Grantees, covering property described as follows:

LOT 34, OF ANTHEM AT MERRILL RANCH UNIT 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 44.

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: 11/12/2025

Grantees:

DocuSigned by:

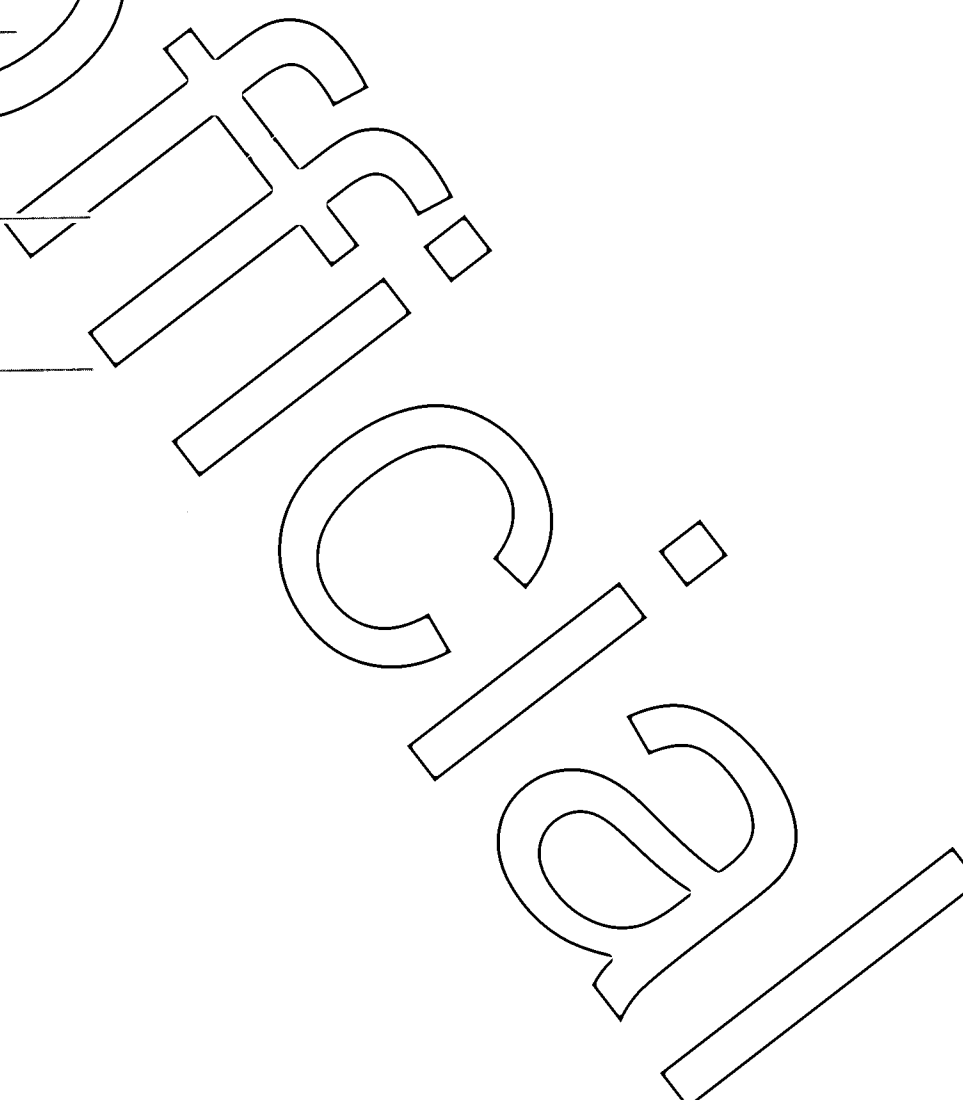
Dennis Spence

FC9790FA243743F
Dennis Spence

Signed by:

Kathleen Spence

249DC8D682614E6
Kathleen Spence



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-10-747-0
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? N/A

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
- (3) _____ (4) _____

2. SELLERS NAME & ADDRESS:

Moises Arevalo and Shannon Glowacz
4717 2nd Ave. SE
Salem, OR 97302

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

Dennis Spence and Kathleen Spence
6030 W. Montebello Way
Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:

6030 W. Montebello Way
Florence, AZ 85132

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

Dennis Spence and Kathleen Spence
6030 W. Montebello Way
Florence, AZ 85132

(b) Next tax payment due October 1, 2026

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."

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-091800
RECORD DATE 11/13/2025

10. SALE PRICE: \$540,000.00

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

12. DOWN PAYMENT \$ 540,000.00

13. METHOD OF FINANCING: [Enter Data]

- 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: N/A

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

8. If you checked e or f in Item 6 above, indicate the number of units: N/A
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

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 34, OF ANTHEM AT MERRILL RANCH UNIT 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 44.

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 5 day of 11, 2025

Notary Public

Notary Expiration Date 11/25/2026

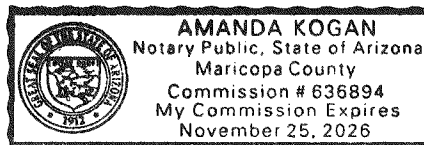
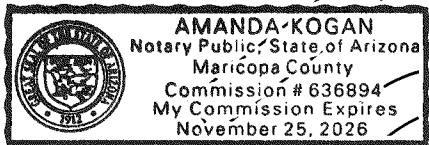
Signature of Buyer/Agent

State of ARIZONA County of MARICOPA

Subscribed and sworn to before me on this 5 day of 11, 2025

Notary Public

Notary Expiration Date 11/25/2026



Official Seal of the County Recorder of Pinal County, Arizona