RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

**Douglas J Karolak**

**12729 W. Martin Rd**

**Casa Grande, AZ 85194**

ESCROW NO.: **76160092 - 076 - LSA**

DATE/TIME: 02/08/2016 0959
FEE: $20.00
PAGES: 7
FEE NUMBER: 2016-007542

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

For the consideration of Ten Dollars, and other valuable consideration,

**William E Cox and Maria De la Cruz Cox, Husband and Wife and The Roper Revocable Trust, dated October 3, 2000 who erroneously acquired title as William T. Roper and Jeanne L. Roper, Trustees of The Roper Revocable Trust, dated October 3, 2003**

("Grantor") conveys to

**Douglas J Karolak and Donna Jane Karolak, Husband and Wife**

the following real property situated in Pinal County, ARIZONA:

LOTS 85, COLONIA DEL SOL UNIT III A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 13 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 647, PAGE 354.

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: February 2, 2016

**Grantor(s):**

**SELLERS:**

SIGNED IN COUNTERPART

**William E Cox**

SIGNED IN COUNTERPART

**Maria De la Cruz Cox**

**The Roper Revocable Trust, dated October 3, 2000**

William T. Roper

**William T. Roper, Trustee**

Jeanne L. Roper

**Jeanne L. Roper, Trustee**

Unofficial

Wdeed

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY

**RECORDING REQUESTED BY**
**Security Title Agency, Inc.**

**AND WHEN RECORDED MAIL TO:**

**Douglas J Karolak**

**12729 W. Martin Rd**

**Casa Grande, AZ 85194**

ESCROW NO.: **76160092 - 076 - LSA**

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Dated: February 2, 2016

**Grantor(s)**:

**SELLERS:**

**William E Cox**

**Maria De la Cruz Cox**

**The Roper Revocable Trust, dated October 3, 2000**

SIGNED IN COUNTERPART

**William T. Roper, Trustee**

SIGNED IN COUNTERPART

**Jeanne L. Roper, Trustee**

Unofficial

Escrow No.: 76160092-076-LSA
*Warranty Deed...Continued*

State of_____
County of_____ } ss:

The foregoing Warranty Deed, dated February 2, 2016 and consisting of 3 page(s), was acknowledged before me this ____ day of _____, _____, by William E. Cox and Maria De la Cruz Cox.

_____
Notary Public
My Commission Expires:_____

State of Arizona } ss:
County of Maricopa

The foregoing Warranty Deed, dated February 2, 2016 and consisting of 3 page(s), was acknowledged before me this 4th day of February, 2016, by William T. Roper, Trustee of The Roper Revocable Trust dated October 3, 2000.

DINA HART
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 7, 2019

Dina Hart
Notary Public
My Commission Expires: January 7, 2019

State of Arizona ☐ ss:
County of Maricopa

The foregoing Warranty Deed, dated February 2, 2016 and consisting of 3 page(s), was acknowledged before me this 4th day of February, 2016, by Jeanne L. Roper, Trustee of The Roper Revocable Trust dated October 3, 2000.

DINA HART
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 7, 2019

Dina Hart
Notary Public
My Commission Expires: January 7, 2019

Unofficial

State of Arizona
County of Pinal } ss:

The foregoing Warranty Deed, dated February 2, 2016 and consisting of 3 page(s), was acknowledged before me this 4 day of February, 2016, by William E. Cox and Maria De la Cruz Cox.

LISA M. SGRIGNOLI
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires
August 29, 2017

Notary Public
My Commission Expires: 8/29/17

State of _____ } ss:
County of _____

The foregoing Warranty Deed, dated February 2, 2016 and consisting of 3 page(s), was acknowledged before me this ____ day of _____, by William T. Roper, Trustee of The Roper Revocable Trust dated October 3, 2000.

Notary Public
My Commission Expires: _____

State of _____ ☐ ss:
County of _____

The foregoing Warranty Deed, dated February 2, 2016 and consisting of 3 page(s), was acknowledged before me this ____ day of _____, _____, by Jeanne L. Roper, Trustee of The Roper Revocable Trust dated October 3, 2000.

Notary Public
My Commission Expires: _____

Unofficial

DATE: February 2, 2016

ESCROW NO.: 76160092-076-LSA

**TRUST DECLARATION**

**Disclosure of Beneficiaries**

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated October 3, 2000 are as follows:

Name: WILLIAM T. AND JEANNE L. ROPER, TRUSTEES

Address: 5150 E. WELDON AVE PHOENIX, AZ 85018

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

By: William T. Roper (Signature of Trustee) Jeanne L. Roper (Signature of Trustee)

as Trustee (s) of The Roper Revocable Trust dated October 3, 2000

(This document will be recorded at the Close of Escrow attached to the Deed)

Unofficial

ESCROW NO.: **76160092 076 LSA**

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

**Douglas J Karolak and Donna Jane Karolak, Husband and Wife,** each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated February 2, 2016, and executed by **William E Cox and Maria De la Cruz Cox, Husband and Wife and The Roper Revocable Trust, dated October 3, 2000** as Grantors, to **Douglas J Karolak and Donna Jane Karolak, Husband and Wife** as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: February 2, 2016

**GRANTEES:**

Douglas J Karolak

Donna Jane Karolak

State of Arizona
County of Pinal } ss:

Individual
The foregoing Acceptance of Community Property with Right of Survivorship, dated February 2, 2016 and consisting of 2 page(s), was acknowledged before me this 4 day of Feb 2016 by Douglas J Karolak and Donna Jane Karolak

Notary Public
My Commission Expires: 8/29/17

LISA M. SGRIGNOLI
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires
August 29, 2017

LISA M. SGRIGNOLI
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires
August 29, 2017

Unofficial

Exhibit A

LOTS 85, COLONIA DEL SOL UNIT III A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 13 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 647, PAGE 354.

Unofficial

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **504-25-085**
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. SELLER'S NAME AND ADDRESS:
William E Cox
8411 S. 134th Ave
Goodyear, AZ 85338

3. (a) BUYER'S NAME AND ADDRESS:
Douglas J Karolak
12729 W. Martin Rd
Casa Grande, AZ 85194

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship: n/a

4. ADDRESS OF PROPERTY:
17678 W. Palm Ave.
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Douglas J Karolak
# 3 Above

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. ☒ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home ☐ Affixed ☐ Not Affixed
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: **n/a**
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**
**DATE/TIME: 02/08/2016 0959**
**FEE NUMBER: 2016-007542**

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: _____

10. **SALE PRICE: $ 53,000.00**

11. DATE OF SALE (Numeric Digits): 01 / 2016
Month / Year

12. DOWN PAYMENT **$ 53,000.00**

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:
$ n/a 00 AND
briefly describe the Personal Property: n/a

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 devises, 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:
n/a

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Buyer same as #3
Phone: _____

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 AZ, County of Pinal
Subscribed and sworn to before me on this 4 day of Feb 2016
Notary Public
Notary Expiration Date 8/29/17

LISA M. SGRIGNOLI
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires
August 29, 2017

Signature of Buyer / Agent
State of AZ, County of Pinal
Subscribed and sworn to before me on this 4 day of Feb 2016
Notary Public
Notary Expiration Date 8/29/17

LISA M. SGRIGNOLI
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires
August 29, 2017

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

LOTS 85, COLONIA DEL SOL UNIT III A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 13 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 647, PAGE 354.

Unofficial