



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS**

**RECORDING REQUESTED BY:**  
Title Security Agency, LLC  
**AND WHEN RECORDED MAIL TO:**  
John Donley and Melinda Donley  
10475 W. Quartz Drive  
Casa Grande, AZ 85193

DATE/TIME: 02/11/2016 11:05  
FEE: \$17.00  
PAGES: 5  
FEE NUMBER: 2016-008406



ESCROW NO.: 600-53159-TS  
600-53159-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Canacorn, LLC, an Arizona Limited Liability Company**

do/does hereby convey to

**John Donley and Melinda Donley, husband and wife**

the following real property situated in Pinal County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

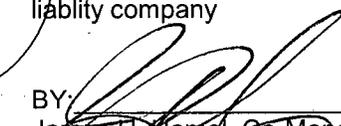
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

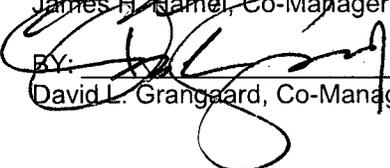
And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: January 27, 2016

Grantors:

Canacorn, LLC, an Arizona limited liability company

BY:   
James H. Daniel, Co-Manager

BY:   
David L. Grangaard, Co-Manager

Escrow No.: 600-53159-TS

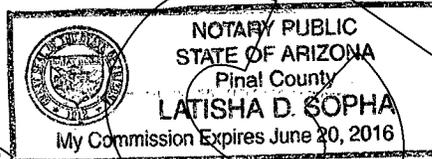
State of Arizona )ss:  
County of Pinal

On this 8th day of February, 2016 before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared James H. Hamel, Co-Manager  
of Canacorn, LLC, an Arizona Limited Liability Company  
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 in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Notary Public: \_\_\_\_\_

My Commission Expires: 6/20/2016



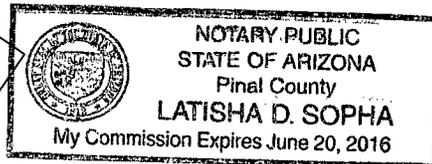
State of Arizona )ss:  
County of Pinal

On this 8th day of February, 2016 before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared David L. Grangaard, Co-Manager  
of Canacorn, LLC, an Arizona Limited Liability Company  
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 in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Notary Public: \_\_\_\_\_

My Commission Expires: 6/20/2016



Escrow No.: 600-53159-TS

**EXHIBIT "A"**

The West Half of Section 22, Township 8 South, Range 6 East, of the Gila and Salt River Base and Meridian,  
Pinal County, Arizona.

Unofficial

ESCROW NO.: 600-53159-TS  
600-53159-TS

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

**John Donley and Melinda Donley, husband and wife** 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 and which is dated January 27, 2016, and executed by **Canacorn, LLC, an Arizona Limited Liability Company** as Grantors, to **John Donley and Melinda Donley, husband and wife** as Grantees, and which conveys certain premises described as:

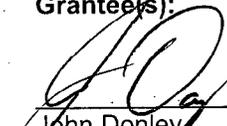
See Exhibit "A" attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: January 27, 2016

**Grantee(s):**

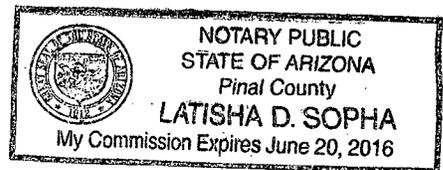
  
\_\_\_\_\_  
John Donley  
  
\_\_\_\_\_  
Melinda Donley

State of Arizona ) ss:  
County of Pinal

On this 27th day of January, 2016, before me,  
The Undersigned \_\_\_\_\_  
a Notary Public in and for said County and State, personally appeared  
John Donley and Melinda Donley  
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 in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Notary Public: \_\_\_\_\_  
My Commission Expires: 6/20/2016

FOR NOTARY SEAL OR STAMP



ESCROW NO.: 600-53159  
600-53159-TS

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The West Half of Section 22, Township 8 South, Range 6 East, of the Gila and Salt River Base and Meridian,  
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Unofficial Gila

# AFFIDAVIT OF PROPERTY VALUE

## FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 511-44-096  
 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) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

COUNTY OF RECORDATION PINAL  
 FEE NO 2016-008406  
 RECORD DATE 02/11/2016

2. SELLER'S NAME AND ADDRESS:  
Canacorn, LLC  
3241 E. Shea Blvd, #7  
Phoenix, AZ 85028

10. SALE PRICE \$ 679079.17  
 11. DATE OF SALE (Numeric Digits): 01 / 2016  
 Month / Year  
 12. DOWN PAYMENT \$ 679079.17  
~~188294.00~~

3. (a) BUYER'S NAME AND ADDRESS:  
John Donley and Melinda Donley  
10475 W. Quartz Drive  
Casa Grande, AZ 85193  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

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: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
W of SWC Lamb Rd. and Phillips Rd., approx. 320 ac  
Eloy, AZ 85131

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: \_\_\_\_\_

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
John Donley and Melinda Donley  
10475 W. Quartz Drive  
Casa Grande, AZ 85193  
 (b) Next tax payment due \_\_\_\_\_

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

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 \_\_\_\_\_

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: \_\_\_\_\_

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:  
 To be used as a primary residence  
 To be rented to someone other than a "qualified family member."  
 To be used as a non-primary or secondary residence.  
See reverse side for definition of a "primary residence", "secondary residence" or "family member."

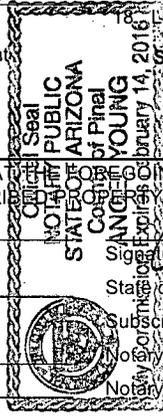
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Title Security Agency, LLC  
421 E. Cottonwood Lane  
Casa Grande, AZ 85122  
(520)426-4600

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.

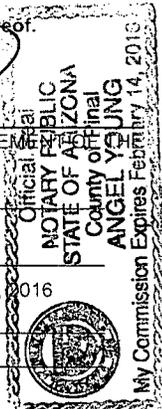
9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
 a.  Warranty Deed  
 b.  Special Warranty Deed  
 c.  Joint Tenancy Deed  
 d.  Contract or Agreement  
 e.  Quit Claim Deed  
 f.  Other: \_\_\_\_\_

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 this 11 day of January, 2016  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me this 11 day of January, 2016  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



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