

Title Security Agency  
of Pinal County, L.L.C.

**RECORDING REQUESTED BY:**  
Title Security Agency of Arizona  
**AND WHEN RECORDED MAIL TO:**  
Michele Manicom and Donald Conrad  
Manicom  
9550 Tower Rd. St. Thomas  
Ontario, Canada N5P 3S7



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE**

DATE/TIME: 05/08/2012 1536  
FEE: \$11.00  
PAGES: 4  
FEE NUMBER: 2012-038633



**ESCROW NO.: 500-00386-TS**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **WARRANTY DEED**

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

**Robert Whyte, a married man**

do/does hereby convey to

**Michele Manicom and Donald Conrad Manicom, wife and husband**

the following real property situated in Pinal, 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.

Escrow No.: 500-00386-TS

Dated: April 27, 2012

Grantors:

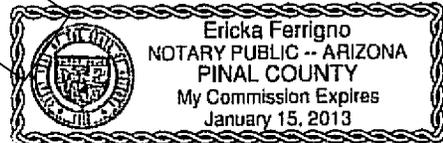
Robert Whyte

State of \_\_\_\_\_ )ss:  
County of \_\_\_\_\_

On this 4 day of May, 2012 before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared

Robert Whyte  
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: [Signature]

My Commission Expires: 01.15.2013

ESCROW NO.: 500-00386-TS  
500-00386-TS

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

**Michele Manicom and Donald Conrad Manicom, wife and husband** 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 April 27, 2012, and executed by **Robert Whyte, a married man** as Grantors, to **Michele Manicom and Donald Conrad Manicom, wife and husband** 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: April 27, 2012

**Buyer(s):**

Michele Manicom  
Michele Manicom

Donald Conrad Manicom  
Donald Conrad Manicom

State of MICH. )ss:  
County of ST. CLAIR

On this 29 day of APRIL, 2012, before me, CLARENCE J. WENDELL II  
The Undersigned MICHELE MANICOM DONALD CONRAD MANICOM  
a Notary Public in and for said County and State, personally appeared  
Michele Manicom and Donald Conrad Manicom  
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: Clarence J. Wendell II  
My Commission Expires: 10-30-2013

**CLARENCE J. WENDELL, II**  
Notary Public, St. Clair County, MI  
Acting in St. Clair Co., MI  
My Commission Expires 10/30/2013

**EXHIBIT "A"**

Lot 27, PHASE II PARCEL 26A AT RANCHO EL DORADO, according to the plat of record in the office of the County REcorder of Pinal County, Arizona, recorded in Cabinet D, Slide 166

UNOFFICIAL

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-06-072  
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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Robert Whyte  
5830 E. Caballo Dr.  
Paradise Valley, AZ 85253

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

Michele Manicom and Donald Conrad Manicom  
9550 Tower Rd. St. Thomas  
Ontario, Canada N5P 3S7

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

4. ADDRESS OF PROPERTY:

21943 N. Backus Dr.  
Maricopa, AZ 85139

5. MAIL TAX BILL TO:

Michele Manicom and Donald Conrad Manicom  
9550 Tower Rd. St. Thomas  
Ontario, Canada N5P 3S7

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:

- To be used as a primary residence
- Owner occupied, not a primary residence.
- To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "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
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Assignment
- e.  Quit Claim Deed
- f.  Other: \_\_\_\_\_

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 \_\_\_\_\_ day of April, 2012

Notary Public

Notary Expiration Date



PINAL COUNTY

DATE/TIME: 05/08/2012 1536

FEE NUMBER: 2012-038633

10. SALE PRICE \$ 170000 | 00

11. DATE OF SALE (Numeric Digits): 04 / 2012  
Month / Year

12. DOWN PAYMENT \$ 170000 | 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:

\$ \_\_\_\_\_ | 00 AND

briefly describe the Personal Property: \_\_\_\_\_

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

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):

Title Security Agency of Arizona

421 E. Cottonwood Lane

Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

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

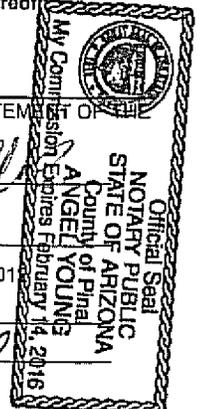
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