

# Escrow / Title history

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13647 N. 87<sup>th</sup> Street

Jenny Werner, First Az Title

Below is response from my title department.

“.....Hi Jenny, I searched the ownership for Tract C back to 1994 prior to the plat’s recording and find no issue w/the conveyance of that portion of the Tract covered in the above file. Based solely on what is of record the following is what I am assuming transpired.

New Horizon Custom Builders acquired the property that is now platted under McDowell Shadow Estates IV, 396-28. The plat was for 4 lots and 3 tracts, the roads were dedicated in the plat. The dedication states that Tracts A, B and C were common areas to be owned and maintained by the HOA, I find no conveyance to the HOA listed in the plat. At some point the property taxes for Tract C went unpaid and in 2006 a Treasurer’s Deed for the tract recorded. The property was further conveyed and eventually split (see attached list of conveyances). Please give me a call if you have any questions.”

JENNY WERNER, Escrow Administration Manager, First Arizona Title  
480-385-6379 Direct

[Jwerner@firstaztitle.com](mailto:Jwerner@firstaztitle.com)

6263 N. Scottsdale Road, Suite # 190 | Scottsdale, AZ 85250

## File 12-170685

- 1) 1994-661515 – Norman C. Witham and Brenda S. Witham, husband and wife – New Horizon Custom Builders, Inc.
- 2) 1994-661516 – re-recorded in 1995-72267 – Norman C. Witham and Brenda S. Witham – New Horizon Custom Builders, Inc.
- 3) 2006-984678 - Treasurer’s Deed
- 4) 2007-453845 – State of AZ - Herbert K. Scheibenpflug and Gloria G. Scheibenpflug
- 5) 2007-651683 - Herbert K. Scheibenpflug and Gloria G. Scheibenpflug, husband and wife - Herbert K. Scheibenpflug and Gloria G. Scheibenpflug, husband and wife
- 6) 2007-651684 – Herbert K. Scheibenpflug and Gloria G. Scheibenpflug, husband and wife - Terry Jones and Julie Jones, husband and wife
- 7) 2007-651689 - Herbert K. Scheibenpflug and Gloria G. Scheibenpflug, husband and wife - Herbert K. Scheibenpflug and Gloria G. Scheibenpflug, husband and wife

## Escrow / Title history

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13647 N. 87<sup>th</sup> Street

- 8) 2011-67330 – Cal-Western Reconveyance Corporation (Trustee) – Smith Living Trust
- 9) 2011-470401 – June S. Smith, Trustee of the Smith Living Trust – June S. Smith
- 10) 2011-470402 – June S. Smith – June S. Smith, Trustee of the Survivor’s Trust of the Smith Living Trust
- 11) 2017-46910 - June S. Smith, Trustee of the Survivor’s Trust of the Smith Living Trust – Hoon Koo, a married man
- 12) 2017-46911 – Myoung Lee, wife of Hoon Koo – Hoon Koo, a married man

### Lot History

- 1988 ADOT built Freeway 101. As a result, the 2-acre property was consumed by half (Zone R-35). The remaining land was used as ADOT’s storage lot.
- Year ?: ADOT sold the leftover parcel to surrounding homeowners. (Note: City of Scottsdale views it as “non-confirming lots”)
- Year ?: McDowell Shadow Estate 4 designated Track C as a water drainage/retention. HOA was to maintain the ground.
- 2007: Track C was further subdivided through the ADOT storage lot. The ownership was transferred to new owner.
- 2009: Lot owner filed bankruptcy. Ms. Smith took over the land in lieu of debt collection.
- 2013: Michael Smith applied for Zoning Variance (R35 to R18). City denied it.
- 2017: Hoon Koo acquired the lot and Track C.

Recording Requested by:  
First Arizona Title Agency

When recorded mail to:  
Hoon Koo  
13647 N 87th St  
Scottsdale, AZ 85260

1/2

**WARRANTY DEED**

File No. 12-170685 (DL)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**June S. Smith, as Trustee of The Survivor's Trust of The Smith Living Trust, restated on September 1, 2006**, the GRANTOR does hereby convey to

**Hoon Koo, a married man**, the GRANTEE

the following described real property situate in Maricopa County, Arizona:

That part of the Northeast quarter of Section 13, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southeast corner of a subdivision named McDowell Shadow Estates IV as recorded in Book 396 of Maps, page 28 in the office of the Maricopa County Recorder;

Thence North 00 degrees 07 minutes 04 seconds West along the East line of Lot 10 of said McDowell Shadow Estates IV, said line being the East boundary line of said McDowell Shadow Estates IV, a distance of 12.50 feet to the True Point of Beginning;

Thence North 00 degrees 07 minutes 04 seconds West along said East line of Lot 10 of said East boundary line of said McDowell Shadow Estates IV, a distance of 87.50 feet to the Southeast corner of Tract C;

Thence North 54 degrees 11 minutes 18 seconds West along the Southerly line of said Tract C having a commonality with the Northeasterly line of Lot 10 of said McDowell Shadow Estates IV, a distance of 66.15 feet to a nontangent point on a curve concave to the West which center bears North 54 degrees 11 minutes 09 seconds West having a radius of 45.00 feet and an interior angle of 30 degrees 54 minutes 39 seconds, said curve being the Westerly line of said Tract C having a commonality with the right-of-way line of Davenport Drive as shown on said McDowell Shadows Estates IV;

Thence Northeasterly along said curve and said right-of-way line of Davenport Drive a distance of 24.28 feet to a nontangent point;

Thence South 89 degrees 57 minutes 32 seconds East a distance of 135.58 feet;

Thence South 00 degrees 07 minutes 40 seconds West a distance of 161.17 feet;

Thence North 89 degrees 57 minutes 54 seconds West a distance of 15.00 feet;

Thence North 00 degrees 07 minutes 40 seconds East a distance of 12..50 feet;

File No.: 12-170685 (DL)  
A.P.N.: 175-01-171C

Warranty Deed - continued

Thence North 89 degrees 57 minutes 54 seconds West a distance of 74.77 feet to the True Point of Beginning.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 12-170685 (DL)  
A.P.N.: 175-01-171C

Warranty Deed - continued

DATED: January 13, 2017

The Survivor's Trust of the Smith Living Trust

  
June S. Smith, Trustee

STATE OF ~~N.Y.~~ N.Y. )  
County of New York )ss.  
)

On January 13, 2017, before me, the undersigned Notary Public, personally appeared **June S. Smith, as Trustee of The Survivor's Trust of the Smith Living Trust**, 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.

My Commission Expires: 040318

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

WILLIAM B PONSOT  
Notary Public - State of New York  
NO. 01P06143199  
Qualified in New York County  
My Commission Expires Apr 3, 2018

File No.: 12-170685 (DL)  
A.P.N.: 175-01-171C

Warranty Deed - continued

BENEFICIARY DISCLOSURE

January 13, 2017

First Arizona Title Agency  
6263 North Scottsdale Road, Suite 190  
Scottsdale, AZ 85250

RE: Escrow No. 12-170685

The undersigned, being the Trustee(s) of the The Survivor's Trust of the Smith Living Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: JUNE S. SMITH

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

The Survivor's Trust of the Smith Living Trust

June S Smith (TRUSTEE)  
June S Smith, Trustee

Recording Requested by:  
First Arizona Title Agency

When recorded mail to:  
Hoon Koo  
13647 N 87th St  
Scottsdale, AZ 85260

2/2

SPOUSAL DISCLAIMER / QUIT CLAIM DEED

File No. 12-170685 (DL)

WITNESSETH THIS DISCLAIMER DEED, made by Myoung Lee, wife of Hoon Koo hereinafter called "the undersigned"

to Hoon Koo, a married man as his sole and separate property, hereinafter called "the spouse"

WHEREAS:

- 1. The spouse has acquired title to, or has acquired an interest in an encumbrance on, the following described real property situate in Maricopa County, State of Arizona, to wit:

That part of the Northeast quarter of Section 13, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southeast corner of a subdivision named McDowell Shadow Estates IV as recorded in Book 396 of Maps, page 28 in the office of the Maricopa County Recorder;

Thence North 00 degrees 07 minutes 04 seconds West along the East line of Lot 10 of said McDowell Shadow Estates IV, said line being the East boundary line of said McDowell Shadow Estates IV, a distance of 12.50 feet to the True Point of Beginning;

Thence North 00 degrees 07 minutes 04 seconds West along said East line of Lot 10 of said East boundary line of said McDowell Shadow Estates IV, a distance of 87.50 feet to the Southeast corner of Tract C;

Thence North 54 degrees 11 minutes 18 seconds West along the Southerly line of said Tract C having a commonality with the Northeasterly line of Lot 10 of said McDowell Shadow Estates IV, a distance of 66.15 feet to a nontangent point on a curve concave to the West which center bears North 54 degrees 11 minutes 09 seconds West having a radius of 45.00 feet and an interior angle of 30 degrees 54 minutes 39 seconds, said curve being the Westerly line of said Tract C having a commonality with the right-of-way line of Davenport Drive as shown on said McDowell Shadows Estates IV;

Thence Northeasterly along said curve and said right-of-way line of Davenport Drive a distance of 24.28 feet to a nontangent point;

Thence South 89 degrees 57 minutes 32 seconds East a distance of 135.58 feet;

Thence South 00 degrees 07 minutes 40 seconds West a distance of 161.17 feet;

Thence North 89 degrees 57 minutes 54 seconds West a distance of 15.00 feet;

Thence North 00 degrees 07 minutes 40 seconds East a distance of 12..50 feet;

Thence North 89 degrees 57 minutes 54 seconds West a distance of 74.77 feet to the True Point of Beginning.

2. The property above described is the sole and separate property of the spouse.
3. The undersigned has no right, title, interest, claim or lien of any kind or nature whatsoever in, to or against said property.
4. This instrument is executed not for the purpose of making a gift to the spouse, but solely for the purpose of clearly showing of record that the undersigned has and claims no interest in and to said property.

NOW THEREFORE, in consideration of the premises, the undersigned does hereby disclaim, remise, release and quitclaim unto the spouse and to the heirs and assigns of said spouse forever, all right, title, interest, claim and demand which the undersigned might appear to have in and to the above described property.

This Deed is exempt from an Affidavit of Property Value pursuant to ARS #11-1134(B)(3).





**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 175-01-171C -             
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) 175-01-171B (3)             
(2)            (4)           

2. SELLER'S NAME AND ADDRESS:

The Survivor's Trust of the Smith Living Trust  
2877 Paradise Rd Unit 3303  
Las Vegas, NV 89109

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

Hoon Koo  
8695 E Mescal St  
Scottsdale, AZ 85260

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship:           

4. ADDRESS OF PROPERTY:

13647 N 87th St  
Scottsdale, AZ 85260

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

Hoon Koo  
8695 E Mescal St  
Scottsdale, AZ 85260

(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.  Agriculture
- 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:           

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

**FOR RECORDER'S USE ONLY**

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20170046910 01/20/2017 01:25  
12170685-2-3-2-Y- AFFIDAVIT  
ELECTRONIC RECORDING

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: \$ 20,000.00 00

11. DATE OF SALE (Numeric Digits): 01 / 17 / 20

12. DOWN PAYMENT \$ 20,000.00 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):

Buyer and Seller herein           

Phone

18. LEGAL DESCRIPTION (attach copy if necessary):  
 That part of the Northeast quarter of Section 13, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows: Beginning at the Southeast corner of a subdivision named McDowell Shadow Estates IV as recorded in Book 396 of Maps, page 28 in the office of the Maricopa County Recorder; Thence North 00 degrees 07 minutes 04 seconds West along the East line of Lot 10 of said McDowell Shadow Estates IV, said line being the East boundary line of said McDowell Shadow Estates IV, a distance of 12.50 feet to the True Point of Beginning; Thence North 00 degrees 07 minutes 04 seconds West along said East line of Lot 10 of said East boundary line of said McDowell Shadow Estates IV, a distance of 87.50 feet to the Southeast corner of Tract C; Thence North 54 degrees 11 minutes 18 seconds West along the Southerly line of said Tract C having a commonality with the Northeasterly line of Lot 10 of said McDowell Shadow Estates IV, a distance of 66.15 feet to a nontangent point on a curve concave to the West which center bears North 54 degrees 11 minutes 09 seconds West having a radius of 45.00 feet and an interior angle of 30 degrees 54 minutes 39 seconds, said curve being the Westerly line of said Tract C having a commonality with the right-of-way line of Davenport Drive as shown on said McDowell Shadows Estates IV; Thence Northeasterly along said curve and said right-of-way line of Davenport Drive a distance of 24.28 feet to a nontangent point; Thence South 89 degrees 57 minutes 32 seconds East a distance of 135.58 feet; Thence South 00 degrees 07 minutes 40 seconds West a distance of 161.17 feet; Thence North 89 degrees 57 minutes 54 seconds West a distance of 15.00 feet; Thence North 00 degrees 07 minutes 40 seconds East a distance of 12.50 feet; Thence North 89 degrees 57 minutes 54 seconds West a distance of 74.77 feet to the True Point of Beginning.

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.

*[Handwritten Signature]*

Signature of Seller / Agent  
 State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 20 day of 1 2017  
 Notary Public Sandra Zerzaneh  
 Notary Expiration Date 5-28-17

*[Handwritten Signature]*

Signature of Buyer / Agent  
 State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 20 day of 1 2017  
 Notary Public Sandra Zerzaneh  
 Notary Expiration Date 5-28-17

