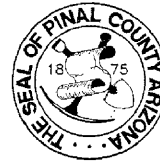


FIRST ARIZONA TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Recording Requested by:  
First Arizona Title Agency, LLC

When recorded mail to:  
Jeyantheeswaran Chandra Sekaran and Gomathy Malathy  
Muthusamy  
44443 West Knauss Drive  
Maricopa, AZ 85138

DATE/TIME: 03/15/2017 1005  
FEE: \$20.00  
PAGES: 5  
FEE NUMBER: 2017-017427



## WARRANTY DEED

File No. 16-171872 (DR) 1/2

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

**Thomas A. Lombardo and Mary Cathryn Lombardo, Trustees of The Thomas A. Lombardo and Mary Cathryn Lombardo Living Trust U/A, under Trust Agreement dated February 24, 1993, the GRANTOR does hereby convey to**

**Jeyantheeswaran Chandra Sekaran and Gomathy Malathy Muthusamy, husband and wife, the GRANTEE**

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

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

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.: 16-171872 (DR)  
A.P.N.: 512-08-7020

Warranty Deed - continued

DATED: February 22, 2017

The Thomas A. Lombardo and Mary Cathryn Lombardo Living Trust U/A, under Trust Agreement dated February 24, 1993

Thomas A. Lombardo, TTE  
Thomas A. Lombardo, Trustee

Mary Cathryn Lombardo, TTE  
Mary Cathryn Lombardo, Trustee

STATE OF AZ )

County of Maricopa )

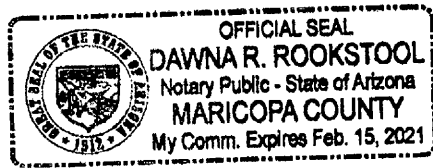
)ss.

On March 10, 2017, before me, the undersigned Notary Public, personally appeared **Thomas A. Lombardo and Mary Cathryn Lombardo as Trustees of The Thomas A. Lombardo and Mary Cathryn Lombardo Living Trust U/A, under Trust Agreement dated February 24, 1993**, 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: 02/15/21

Dawna R Rookstool  
Notary Public



File-No.: 16-171872 (DR)  
A.P.N.: 512-08-7020

Warranty Deed - continued

BENEFICIARY DISCLOSURE

February 22, 2017

First Arizona Title Agency, LLC  
2577 West Queen Creek Rd., Ste. 105  
Chandler, AZ 85248

RE: Escrow No. 16-171872

The undersigned, being the Trustee(s) of the Thomas A. Lombardo and Mary Cathryn Lombardo as Trustees of The Thomas A. Lombardo and Mary Cathryn Lombardo Living Trust U/A, under Trust Agreement dated February 24, 1993, 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: THOMAS A. Lombardo  
ADDRESS: 44443 W. Knauss Dr, Maricopa, AZ 85138

NAME: Mary Cathryn Lombardo  
ADDRESS: 44443 W. Knauss Dr, Maricopa, AZ 85138

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

Thomas A. Lombardo and Mary Cathryn Lombardo as Trustees of The Thomas A. Lombardo and Mary Cathryn Lombardo Living Trust U/A, under Trust Agreement dated February 24, 1993

Thomas A. Lombardo TTE  
Thomas A. Lombardo, Trustee

Mary Cathryn Lombardo TTE  
Mary Cathryn Lombardo, Trustee

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated February 22, 2017 by and between Thomas A. Lombardo and Mary Cathryn Lombardo, Trustees of The Thomas A. Lombardo and Mary Cathryn Lombardo Living Trust U/A, under Trust Agreement dated February 24, 1993 and Jeyantheeswaran Chandra Sekaran and Gomathy Malathy Muthusamy.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: February 22, 2017

C. Sekaran  
Jeyantheeswaran Chandra Sekaran

M. Gomathy Malathy  
Gomathy Malathy Muthusamy

STATE OF ARIZONA

County of Maricopa

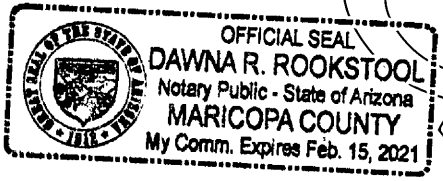
)  
) ss.  
)

On March 10, 2017, before me, the undersigned Notary Public, personally appeared **Jeyantheeswaran Chandra Sekaran and Gomathy Malathy Muthusamy**, 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: 02/15/21

Dawna R. Rookstool  
Notary Public



File No.: 16-171872 (DR)  
A.P.N.: 512-08-7020

Warranty Deed - continued

**EXHIBIT "A"**

LOT-111, OF PARCEL 14 OF THE VILLAGES 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 197.

WARRANTY DEED

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-08-7020 - SPLIT  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

The Thomas A. Lombardo and Mary Cathryn Lombardo  
44443 West Knauss Drive  
Maricopa, AZ 85138

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

Jeyantheeswaran Chandra Sekaran and Gomathy Malathy Muthusamy  
45556 West Amsterdam Road  
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

44443 West Knauss Drive  
Maricopa, AZ 85138

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

Jeyantheeswaran Chandra Sekaran and Gomathy Malathy Muthusamy  
44443 West Knauss Drive  
Maricopa, AZ 85138

(b) Next tax payment due OCTOBER 1, 2017

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.

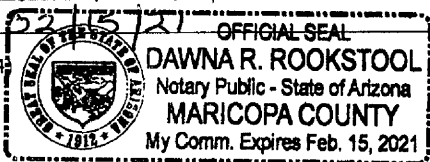
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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.

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 [Signature]  
 State of Arizona, County of MARICOPA

Subscribed and sworn to before me on this 10 day of MARCH 2017  
 Notary Public Dawna R Rookstool  
 Notary Expiration Date \_\_\_\_\_



**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 03/15/2017 1005

FEE NUMBER: 2017-017427

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: \$ 173,000.00 00

11. DATE OF SALE (Numeric Digits): 02 / 17 Month/Year

12. DOWN PAYMENT \$ 6,100.00 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

18. LEGAL DESCRIPTION (attach copy if necessary):  
LOT 111, PARCEL 14 OF THE VILLAGES AT RANCHO EL DORADO, (D/197)

Signature of Buyer / Agent [Signature]  
 State of Arizona, County of MARICOPA

Subscribed and sworn to before me on this 10 day of MARCH 2017  
 Notary Public Dawna R Rookstool  
 Notary Expiration Date 02/15/21

