



OFFICIAL RECORDS OF  
 PINAL COUNTY RECORDER  
 Virginia Ross  
 Electronically Recorded

DATE/TIME: 05/10/2019 1700  
 FEE: \$17.00  
 PAGES: 4  
 FEE NUMBER: 2019-036467

RECORDING REQUESTED BY  
 Magnus Title Agency, LLC

AND WHEN RECORDED MAIL TO:  
 Forrest A. Schmidt  
 Whitney N. Schmidt  
 4025 E. Morenci Rd.  
 San Tan Valley, AZ 85143

ESCROW NO.: 08088294-825-PXH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

For the consideration of Ten Dollars, and other valuable considerations, I or we, John K. Kariuki, A Married Man, as His Sole and Separate Property do/does hereby convey to Forrest A. Schmidt and Whitney N. Schmidt, Husband and Wife the following real property situated in Pinal County, 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 May 7, 2019

**SELLER:**

*John Kariuki*  
 \_\_\_\_\_  
 John K. Kariuki

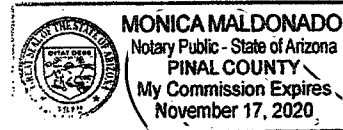
State of ARIZONA }  
 County of Maricopa } ss:

On 05/8/19, before me,  
The Undersigned,  
 a Notary Public in and for said County and State, personally appeared John K. Kariuki 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.

Signature *John Kariuki*

FOR NOTARY SEAL OR STAMP



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

Lot 225, of THE VILLAGE AT COPPER BASIN UNIT 3A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 30.

Except all coal and other minerals as reserved in Patent from State of Arizona pursuant to Act of Congress dated January 25, 1927.

WARRANTY DEED

Acceptance of Community Property with Right of Survivorship

Forrest A. Schmidt and Whitney N. Schmidt, 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 5/7/2019, and executed by John K. Kariuki, as Grantors, to Forrest A. Schmidt and Whitney N. Schmidt, 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 Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full 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 Full 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: May 7, 2019

BUYERS:

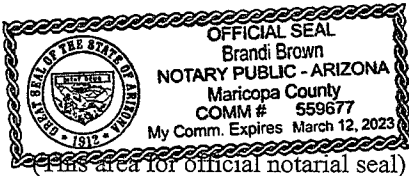
[Signature]
Forrest A. Schmidt

[Signature]
Whitney N. Schmidt

State of ARIZONA
County of Maricopa

ss:

On May 10, 2019 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Forrest A. Schmidt and Whitney N. Schmidt, 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.

Signature [Signature]

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W  
O  
R  
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D  
S

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-73-2320  
 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:

John K. Kariuki  
2123 E. Granite View Dr.  
Phoenix, AZ 85048

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

Forrest A. Schmidt  
753 W. Firehawk Dr.  
San Tan Valley, AZ 85614

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

4. ADDRESS OF PROPERTY:

4025 E. Morenci Rd.  
San Tan Valley, AZ 85143

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

Forrest A. Schmidt  
4025 E. Morenci Rd.  
San Tan Valley, AZ 85143

(b) Next tax payment due 10/19

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

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
 FEE NO 2019-036467  
 RECORD DATE 05/10/2019

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: \$ 202,000.00

11. DATE OF SALE (Numeric Digits): 05 / 19  
 Month / Year

12. DOWN PAYMENT \$ 0

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):

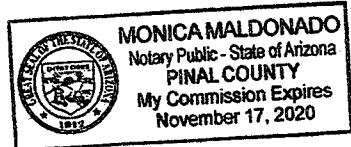
Magnus Title Agency LLC /  
3200 N. Central Ave., Suite 950  
Phoenix, AZ 85012

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.

John Kariuki  
 Signature of Seller / Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 8 day of May 2019  
 Notary Public [Signature]  
 Notary Expiration Date Nov 17 2020



[Signature]  
 Signature of Buyer / Agent  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 10 day of May 2019  
 Notary Public [Signature]  
 Notary Expiration Date March 12 2023



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**HOFFMAN**