



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 06/07/2019 1236  
FEE: \$20.00  
PAGES: 4  
FEE NUMBER: 2019-044908

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER RECORDING MAIL TO:  
smartDEEDS - 89302  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

MAIL TAX STATEMENTS TO:  
Priti D. Advani, Trustee  
15681 Kennedy Road  
Los Gatos, CA 95032

RECORDING REQUESTED BY:  
John Advani  
1123 Carla Street  
San Jose, CA 95120

## WARRANTY DEED

TITLE OF DOCUMENT

FOR A GOOD AND VALUABLE CONSIDERATION, I or we,

John Advani, a married man, as his sole and separate property, GRANTOR,

WHOSE mailing address is 1123 Carla Street, San Jose, California 95120,

DO HEREBY CONVEY TO:

Priti D. Advani, as Trustee of the Krishan K. Advani Irrevocable Trust, dated February 1, 2019, GRANTEE,

WHOSE mailing address is 15681 Kennedy Road, Los Gatos, California 95032,

ALL RIGHT, title or interest to the real property located in the County of Pinal, State of Arizona, described as follows:

LOT 87, OF MARICOPA MEADOWS PARCEL 14, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 63.

Site Address: 46153 West Sonny Road, Maricopa, Arizona 85139

Assessor's Parcel Number: 512-34-420

Prior Recorded Doc. Ref.: Trustee's Deed: Recorded: October 15, 2008; Fee No. 2008-098043

NOTE: Pursuant to A.R.S. 33-404, the names and addresses of the beneficiaries of the "Krishan K. Advani Irrevocable Trust" are attached hereto in EXHIBIT "A" and by this reference 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, the GRANTOR hereby binds itself to warrant and defend the title as against all acts of the GRANTOR herein and no other.

WITNESS my/our hand(s), this 16<sup>th</sup> day of April, 2019.

J.A.  
John A. Advani  
\_\_\_\_\_  
John Advani

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by John Advani.

NOTARY STAMP/SEAL

*See attached*

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

*DUPLICATE*

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara

On April 16, 2019, before me, Terra Cloutier, Notary Public, personally appeared JOHN ADVANI, who 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.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Terra Cloutier (Seal)

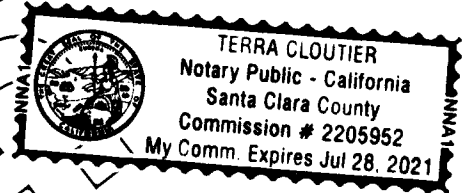


EXHIBIT "A"  
DISCLOSURE OF BENEFICIARIES

KRISHAN K. ADVANI IRREVOCABLE TRUST

NAME

ADDRESS

1. Krishan K. Advani

15681 Kennedy Road, Los Gatos, CA 95032

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CONFIDENTIAL

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 512 - 34 - 420 - \_\_\_\_\_  
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:**

John Advani  
1123 Carla Street  
San Jose, CA 95120

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

Priti D. Advani, Trustee of the Krishan K. Advani Irrevocable Trust  
15681 Kennedy Road  
Los Gatos, CA 95032

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

**4. ADDRESS OF PROPERTY:**

46153 West Sonny Road  
Maricopa, Arizona 85139

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

Priti D. Advani, Trustee  
15681 Kennedy Road  
Los Gatos, CA 95032

(b) Next tax payment due 10-1-19

**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.

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 T. Advani  
Signature of Seller / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

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

Notary Expiration Date \_\_\_\_\_

*See attached*

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2019-044908  
RECORD DATE 06/07/2019

**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:** \$ 230,227 **00**

**11. DATE OF SALE (Numeric Digits):** 4/19  
Month / Year

**12. DOWN PAYMENT** \$ \_\_\_\_\_ **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:

\$ 0 **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):**

John Advani  
1123 Carla Street, San Jose, CA 95120  
408-608-9983

**18. LEGAL DESCRIPTION (attach copy if necessary):**

LOT 87, OF MARICOPA MEADOWS PARCEL 14, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA; RECORDED IN CABINET E, SLIDE 63.

Priti D Advani  
Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

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

Notary Expiration Date \_\_\_\_\_

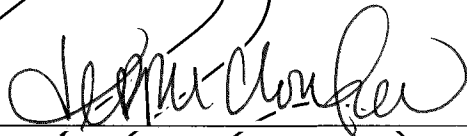
*See attached*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 16<sup>th</sup> day of April, 2019, by JOHN ADVANI, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature



(Seal)




A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

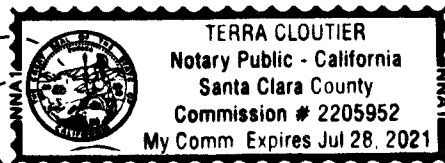
State of California  
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 18 day of April, 2019, by PRITID. ADVANI, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature



(Seal)



PRITID ADVANI