



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/10/2020 1617
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2020-012323

RECORDING REQUESTED BY
EZ Title Agency, LLC

AND WHEN RECORDED MAIL TO:
Skyler Kent Kelson
45417 W Zion Rd
Maricopa, AZ 85139

ESCROW NO.: 08101702-849-MDB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Sunil V Pardasani and Amrita S Pardasani, Husband and Wife, as Community Property with Right of Survivorship
do/does hereby convey to
Skyler Kent Kelson, An Unmarried Man
the following real property situated in Pinal County, Arizona:

**Lot 80, of ALTERRA SOUTH, according to the plat of record in the office of the County Recorder of Pinal
County, Arizona, recorded in Cabinet E, Slide 89; and Affidavits of Correction recorded in Fee No. 2004-
100818, and in Fee No. 2005-05810.**

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 February 6, 2020

SELLERS:

Sunil V Pardasani

Amrita S Pardasani

State of New Jersey
County of Hudson } ss:

On February 7, 2020, before me,
The Undersigned Cheryl E. Mihalik

a Notary Public in and for said County and State, personally appeared Sunil V Pardasani and Amrita S Pardasani 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.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal.

Signature Cheryl E. Mihalik

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-37-0800
 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? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Sunil V Pardasani
7004 Blvd East Apt.317A
Guttenberg, NJ 07093

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

Skyler Kent Kelson
7364 E. Pleasant Run
Scottsdale, AZ 85258

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

4. ADDRESS OF PROPERTY:

45417 W Zion Rd
Maricopa, AZ 85139

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

Skyler Kent Kelson
45417 W Zion Rd
Maricopa, AZ 85139

(b) Next tax payment due April 1, 2020

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
- 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 New Jersey County of Hudson
 Subscribed and sworn to before me on this 10th day of February, 2020
 Notary Public: Cheryl E. Mihalik
 Notary Expiration Date: 07/19/2021

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2020-012323
02/10/2020

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: \$ 210,000.00

11. DATE OF SALE (Numeric Digits): 02 / 2020
 Month / Year

12. DOWN PAYMENT \$ 6,300

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 AND 00

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
(602) 792-7310

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent: [Signature]
 State of AZ County of Maricopa
 Subscribed and sworn to before me on this 10th day of February, 2020
 Notary Public: Cindy L Fikel
 Notary Expiration Date: 4/15/2030

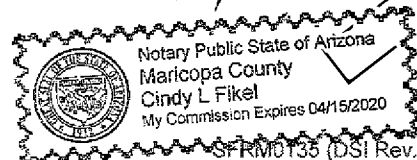


EXHIBIT "A"
Legal Description

Lot 80, of ALTERRA SOUTH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 89; and Affidavits of Correction recorded in Fee No. 2004-100818, and in Fee No. 2005-05810.

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