



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 08/12/2021 1428  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2021-101309

**RECORDING REQUESTED BY:**

Fidelity National Title Agency, Inc.

**Escrow No.:** 21022038-021-ARM

**AND WHEN RECORDED MAIL TO:**

Samir Holdings, INC., An Arizona Corporation

Samir Sawhney

3800 N CENTRAL AVE STE 460,  
Phoenix, AZ 85012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration,

**CJMG Investments, LLC, An Arizona Limited Liability Company**

("Grantor") conveys to

**Samir Holdings, INC., An Arizona Corporation**

the following real property situated in Pinal County, Arizona:

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

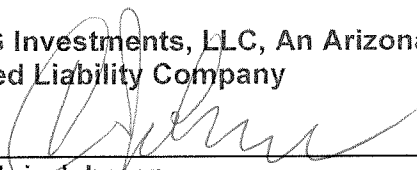
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: August 10, 2021

Grantor(s):

**CJMG Investments, LLC, An Arizona  
Limited Liability Company**

By:   
Its: Member

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona )  
County of: Maricopa ) ss

The foregoing document was acknowledged before me this 11 day of August, 2021,  
by Chris Johnson.

(Seal)

My commission expires: 8-20-2024

Notary Public



MARK S. ESPINOSA  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 584770  
Expires August 20, 2024

The following information is provided in accordance with Arizona Revised Statutes Section 33-401(C), effective July 28, 2010, which states, in part:

IN EVERY DEED OR CONVEYANCE OF REAL PROPERTY IN WHICH THE GRANTEE IS SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29, OR WOULD BE SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29 IF DOING BUSINESS IN THIS STATE, THE GRANTEE'S NAME AND ADDRESS AND THE STATE IN WHICH THE GRANTEE IS INCORPORATED, ORGANIZED, LICENSED, CHARTERED OR REGISTERED SHALL BE SET FORTH FULLY, TOGETHER WITH THE NAME OF THE COUNTRY UNDER WHICH THE GRANTEE IS CHARTERED OR FORMED.

Grantee's Capacity (please check applicable box below):

- Individual (Complete #2 and #3 only)
- Bank
- Other Financial Institution
- Corporation
- Limited Liability Company (LLC)
- Limited Liability Partnership (LLP)
- Other (Please Describe) \_\_\_\_\_

Grantee's Name: Samir Holdings, INC., An Arizona Corporation

Grantee's Address:  
3800 N CENTRAL AVE STE 460,  
Phoenix, AZ 85012

State in which Grantee is Incorporated, Organized, Licensed, Chartered, or Registered: AZ  
Country under which Grantee is Chartered or Formed: USA

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

Lot 69, of Final Plat for Dominion Creek, according to the Plat of record in the office of the Pinal County Recorder in Cabinet G, Slide 188, Pinal County, Arizona.

Dominion Creek

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-38-6990  
 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:

CJMG Investments, LLC, An Arizona Limited Liability Company  
5045 N 12th St Ste B  
Phoenix, AZ 85014

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

Samir Holdings, INC., An Arizona Corporation  
3800 N CENTRAL AVE STE 460,  
Phoenix, AZ 85012

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

4. ADDRESS OF PROPERTY:

149 West Bobcat Place  
Casa Grande, AZ 85122

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

Samir Holdings, INC., An Arizona Corporation  
3377 S PRICE RD #107  
Chandler AZ 85218  
10/2021

(b) Next tax payment due 10/2021

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agricultural  
 c.  Condo or Townhouse h.  Mobile or Manufactured Home  
      Affixed  Not Affixed  
 d.  2-4 Plex i.  Other Use; Specify:  
 e.  Apartment Building

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 \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 11 day of August 2021  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 8.10.2024



**MARK S. ESPINOSA**  
 Notary Public - State of Arizona  
 MARICOPA COUNTY  
 Commission # 584770  
 Expires August 20, 2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-101309  
 RECORD DATE 08/12/2021

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
 a.  Warranty Deed d.  Contract or Agreement  
 b.  Special Warranty Deed e.  Quit Claim Deed  
 c.  Joint Tenancy Deed f.  Other: \_\_\_\_\_

10. SALE PRICE: \$ 325,000.00

11. DATE OF SALE (Numeric Digits): 07 / 21  
 Month / Year

12. DOWN PAYMENT \$ 325,000

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback) 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:  
 \$ 1 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

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):

#SA

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 12 day of August 2021  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 2/7/22



**ALYSIA RAE MOORE**  
 Notary Public - Arizona  
 Maricopa County  
 Commission # 581076  
 Expires 02/07/2022

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

Lot 69, of Final Plat for Dominion Creek, according to the Plat of record in the office of the Pinal County Recorder in Cabinet G, Slide 188, Pinal County, Arizona.

Dominion Creek