



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 11/15/2021 1107

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2021-144495

Recording Requested By:
Empire Title Agency

And When Recorded Mail To:
Valerie Johnson and Alphonzo Christopher
Garland
6811 W. Carter Road
Laveen, AZ 85339

Escrow No. 1467989- PF

This area reserved for County Recorder

SPECIAL WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

Nifty Properties, LLC., an Arizona limited liability company

do/does hereby convey to

Valerie Johnson and Alphonzo Christopher Garland, wife and husband, as Joint Tenants with Rights of Survivorship

the following described real property situated in County of **Pinal**, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

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

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Date: November 4, 2021

File No.: 1467989
Special Warranty Deed – Continued
Page 3

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1433, ARIZONA CITY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 1.

BOOK 10 OF MAPS PAGE 1

File.No.: 1467989

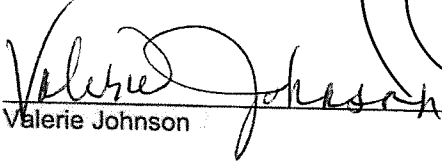
**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

That certain Deed dated November 4th, 2021, wherein Nifty Properties, LLC., an Arizona limited liability company, as Grantors, convey to Valerie Johnson and Alphonzo Christopher Garland, not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

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

Is hereby accepted and approved by the undersigned Grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as tenants in common.

Date: November 10, 2021


Valerie Johnson


Alphonzo Christopher Garland

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1433, ARIZONA CITY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book.10 of Maps, Page 1.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 408-05-014
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) _____ (3) _____
- (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Nifty Properties, LLC., an Arizona limited liability company
P.O. Box 32791
Phoenix, AZ 85064

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

Valerie Johnson and Alphonzo Christopher Garland
6811 W Carter Road
Laveen, AZ 85339

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

4. ADDRESS OF PROPERTY:

14782 S Overfield Road
Arizona City, AZ 85123

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

Valerie Johnson and Alphonzo Christopher Garland
6811 W. Carter Road
Laveen, AZ 85339

(b) Next tax payment due October 1st, 2022

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 YAVAPAI

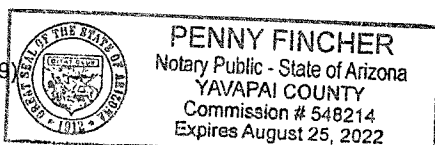
Subscribed and sworn to before me

on this 10 day NOVEMBER of, 20 21

Notary Public

Notary Expiration Date 08/25/2022

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-144495
RECORD DATE 11/15/2021

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: \$ 20,000.00

11. DATE OF SALE (Numeric Digits): 11/2021
Month / Year

12. DOWN PAYMENT \$ 20,000.00

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:
\$ 0 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):

BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer / Agent

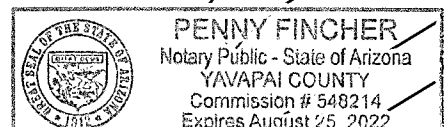
State of ARIZONA, County of YAVAPAI

Subscribed and sworn to before me on this

10 day NOVEMBER of, 20 21

Notary Public

Notary Expiration Date 08/25/2022



File No.: 1467989

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Legal Description

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