



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**  
Virginia Ross  
Electronically Recorded

DATE/TIME: 12/17/2021 1226  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2021-159766

**RECORDING REQUESTED BY**  
Chicago Title Agency, Inc.

**AND WHEN RECORDED MAIL TO:**

Parelpeedikail C. Abraham  
Mariamma Abraham  
3734 E Aspen Ct.,  
Gilbert, AZ 85234

ESCROW NO.: C227009.- 312 - DH7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

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

**Savannah Lauren Bridges and Shannon Dell Bridges, wife and husband as community property with right of survivorship**

("Grantor") conveys to

**Parelpeedikail C. Abraham and Mariamma Abraham, husband and wife**

the following real property situated in Pinal County, Arizona:

Lot 216, of Johnson Ranch Unit 29, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 23, and thereafter Affidavit of Correction record in Recording No: 2006-075272.

**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: December 15, 2021

Grantor(s):

Savannah Lauren Bridges  
Savannah Lauren Bridges

Shannon Dell Bridges  
Shannon Dell Bridges

**NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED**

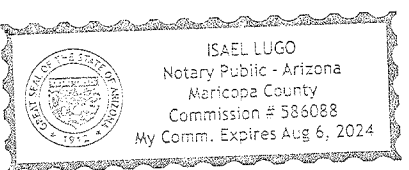
State of Arizona } ss:  
County of Maricopa

The foregoing document was acknowledged before me this 15<sup>th</sup> day of Dec, 2021

by Savannah Lauren Bridges and Shannon Dell Bridges

(Seal) Isael Lugo  
Notary Public

My commission expires: Aug 6<sup>th</sup> 2024





Escrow No.: C227009 312 DH7

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP "DEED"

~~Parelpeedikal C. Abraham, husband and wife~~ and Mariamma Abraham, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance and executed by Savannah Lauren Bridges and Shannon Dell Bridges, wife and husband as community property with right of survivorship as Grantors, to ~~Parelpeedikal C. Abraham, husband and wife~~ and Mariamma Abraham as Grantees, and which conveys the real property to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: December 15, 2021

\*\* PARELPEEDIKAIL C. ABRAHAM

GRANTEES:

\*husband and wife

~~Parelpeedikal C. Abraham~~ \*\*

Mariamma Abraham  
Mariamma Abraham

NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP DEED

State of Arizona \_\_\_\_\_  
County of Maricopa \_\_\_\_\_

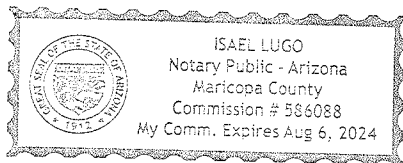
} ss:

The foregoing document was acknowledged before me this 16<sup>th</sup> day of Dec, 2021  
by Parelpeedikal C. Abraham and Mariamma Abraham

(Seal)

[Signature]  
Notary Public

My commission expires: Aug 6<sup>th</sup> 2024



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-70-755  
 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:

Savannah Lauren Bridges  
1234 E Desert Springs Way  
Queen Creek, AZ 85143

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

Parelpheedikal C. Abraham  
3734 E Aspen Ct.  
Gilbert, AZ 85234

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

4. ADDRESS OF PROPERTY:

1234 E Desert Springs Way  
Queen Creek, AZ 85143

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

Parelpheedikal C. Abraham  
3734 E Aspen Ct  
Gilbert, AZ 85234

(b) Next tax payment due 03/2022

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.

Savannah Bridges  
 Signature of Seller / Agent  
 State of Arizona \_\_\_\_\_, County of Maricopa \_\_\_\_\_  
 Subscribed and sworn to before me on this 15<sup>th</sup> day of December, 2021.  
 Notary Public [Signature]  
 Notary Expiration Date Aug 6<sup>th</sup> 2024

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-159766  
 RECORD DATE 12/17/2021

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: \$ 340,000.00

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

12. DOWN PAYMENT \$ 85,000.00

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:  
\_\_\_\_\_ AND 00  
 briefly describe the Personal Property: \_\_\_\_\_

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

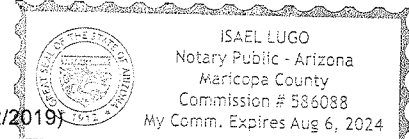
16. SOLAR / ENERGY EFFICIENT COMPONENTS:  
 (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No   
 If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_


17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Same as #3

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

[Signature]  
 Signature of Buyer / Agent  
 State of Arizona \_\_\_\_\_, County of Maricopa \_\_\_\_\_  
 Subscribed and sworn to before me on this 15<sup>th</sup> day of December, 2021.  
 Notary Public [Signature]  
 Notary Expiration Date 11-18-22

DOR FORM 82162 (02/2019)

  
 ISRAEL LUGO  
 Notary Public - Arizona  
 Maricopa County  
 Commission # 586088  
 My Comm. Expires Aug 6, 2024

  
**DESIRAE HELMS**  
 Notary Public - Arizona  
 Maricopa Co. / #554475  
 Expires 11/18/2022  
 SFRM0135 (DSI Rev. 06/03/21)

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

Lot 216, of Johnson Ranch Unit 29; according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 23, and thereafter Affidavit of Correction record in Recording No: 2006-075272.

Johnson Ranch