



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

Recording Requested By:
Eastern National Title Agency Arizona, LLC

DATE/TIME: 12/22/2021 1359
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-162149

WHEN RECORDED MAIL TO:

Chris Lee Johnson
Patti Ann Johnson
743 E Emerald Drive
Casa Grande AZ 85122

Escrow No. AZ8303

SPACE ABOVE THIS LINE FOR RECORDERS USE

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

K. Hovnanian at McCartney Ranch, LLC, an Arizona limited liability company

the GRANTOR do/does hereby convey to

Chris Lee Johnson and Patti Ann Johnson, husband and wife

the GRANTEE(S)

the following described real property situate in Pinal County, Arizona:

Lot 102, McCARTNEY RANCH PARCEL 5, according to the plat recorded in Cabinet F, Slide 69, records of Pinal County, Arizona.

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

AND the Grantor here by binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

DATED: DECEMBER 17, 2021

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Eastern National Title Agency Arizona, LLC

WHEN RECORDED MAIL TO:

Chris Lee Johnson
Patti Ann Johnson
743 E Emerald Drive
Casa Grande, AZ, 85122

Escrow Number AZ8303

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**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Chris Lee Johnson and Patti Ann Johnson each for himself or herself and jointly, but not for the other, state that:

The undersigned have offered to purchase the real property situated in Pinal County described as follows:

Refer to Page 1 of the Special Warranty Deed for complete legal description

That each of the undersigned, individually and jointly as such Grantees, hereby declare that it is their intention to accept such conveyance as community property with right of survivorship and not as community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as community property estate and not as tenants in common.

That by the execution and delivery to Eastern National Title Agency Arizona, LLC of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize Eastern National Title Agency Arizona, LLC as Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to such deed upon its execution and delivery and to record the "Acceptance" together with such deed.

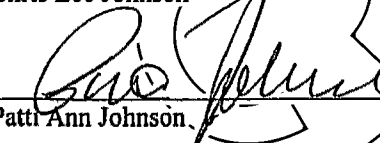
Dated: 12-17-2021

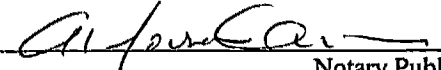
State of Arizona
County of MARICOPA

This Instrument was acknowledged before me this
17th day of DECEMBER, 2021

By CHRIS LEE JOHNSON AND
PATTI ANN JOHNSON


Chris Lee Johnson


Patti Ann Johnson

Signature 
Notary Public

My Commission Expires: 2/12/2023



ALFONSO GONZALEZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 558617
Expires February 12, 2023

(Seal)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-78-277

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) _____

2. SELLER'S NAME AND ADDRESS:

K. Hovnanian at McCartney Ranch, LLC, an Arizona limited liability company
20830 N. Tatum Blvd., Suite 250
Phoenix, AZ 85050

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

Chris Lee Johnson and Patti Ann Johnson, husband and wife
708 E Redondo Drive
Gilbert, AZ 85296-3533

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

743 E Emerald Drive
Casa Grande, AZ 85122

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

Chris Lee Johnson and Patti Ann Johnson, husband and wife
743 E Emerald Drive
Casa Grande, AZ 85122

(b) Next tax payment due 4/1/2022

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 residence.

See second page 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 Arizona, County of Maricopa
Subscribed and sworn to before me on this 17th day of December, 2021

Notary Public: [Signature]
Notary Expiration Date: 2/12/2023
ALFONSO GONZALEZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 558817
Expires February 12, 2023



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL
FEE NO: 2021-162149
RECORD DATE: 12/22/2021

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: \$343,987.00

11. DATE OF SALE (Numeric Digits): 04/2021
Month / Year

12. DOWN PAYMENT: \$24,857.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- e. New loan(s) from financial institution:
 - (1) Conventional
 - (2) VA
 - (3) FHA
- f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see second page for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 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):

Eastern National Title Agency Arizona, LLC
20830 N Tatum Blvd., Ste 250
Phoenix, AZ 85050
(480) 824-4243

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer/Agent: [Signature]

State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 17th day of December, 2021

Notary Public: [Signature]
Notary Expiration Date: 2/12/2023
ALFONSO GONZALEZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 558817
Expires February 12, 2023



EXHIBIT "A"

Lot 102, McCARTNEY RANCH PARCEL 5, according to the plat recorded in Cabinet F, Slide 69, records of Pinal County, Arizona.

UNOFFICIAL