



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/27/2021 1331
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-163390

RECORDING REQUESTED BY
Magnus Title Agency, LLC

AND WHEN RECORDED MAIL TO:
Prasad Wunnava and Deep Shikha Garg
760 North 7 th Street, Unit 4109

San Jose, CA 95112

ESCROW NO.: 08146854-825-PXH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Copper Vista, LLC, An Arizona Limited Liability Company

do/does hereby convey to

Prasad Wunnava and Deep Shikha Garg, Husband and Wife

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. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

GRANTOR:

Copper Vista, LLC

Travis Lueck
Travis Lueck, Manager

State of ARIZONA }
County of Maricopa } ss:

On Dec 15th 2021, before me,
The Undersigned _____,

a Notary Public in and for said County and State, personally appeared Copper Vista, LLC 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.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP



GREYSON A. KUPFER
Notary Public - Arizona
Maricopa Co. / #611905
Expires 08/15/2025

Acceptance of Community Property with Right of Survivorship

Prasad Wunnava, A Married Man, as His Sole and Separate Property and Deep Shikha Garg, Husband and Wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated 12/21/2021 , and executed by Copper Vista, LLC, as Grantors, to Prasad Wunnava and Deep Shikha Garg, as Grantees, and which conveys certain premises described as:

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

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: December 15, 2021

GRANTEES:

Prasad Wunnava

Prasad Wunnava

Deep Shikha Garg

Deep Shikha Garg

State of _____
County of _____ } ss:

On _____ before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Prasad Wunnava and Deep Shikha Garg, 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.

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

See Attached Notary Certificate

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

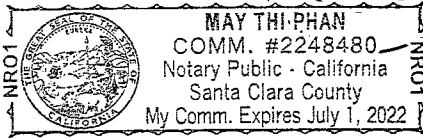
State of California

County of Alameda

On December 22, 2021 before me, Maythi Phan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Prasad Wunnava and Deep Shikha Gang
Name(s) of Signer(s)

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maythi Phan
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Acceptance of Community property with Right of Survivorship

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

EXHIBIT "A"
Legal Description

Lot 67, of CASA VISTA, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 195.

Except all oil, gas, petroleum, natural gas, coal, lignite and other hydrocarbons by whatever name, uranium, metals, including, without limitation, copper, and all minerals, gases and geothermal energy and geothermal substances and rights whatsoever as set forth in Recording No. 2007-047520, records of Pinal County, Arizona.

ACPTCPROS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 511-21-1670
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:

Copper Vista, LLC
284 S 162nd St
Gilbert, AZ 85296

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

Prasad Wunnava
760 North 7 th Street, Unit 4109
San Jose, CA 95112

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

4. ADDRESS OF PROPERTY:

2057 East Julian Drive
Casa Grande, AZ 85122

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

Prasad Wunnava
760 North 7 th Street, Unit 4109
San Jose, CA 95112

(b) Next tax payment due APR 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.

Signature of Seller / Agent _____

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 21st day of Dec, 2021

Notary Public _____

Notary Expiration _____



VELMA FLEMING
Notary Public - Arizona
Maricopa Co. / #536354
Expires 07/31/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-163390
RECORD DATE 12/27/2021

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: \$ 312,500.00

11. DATE OF SALE (Numeric Digits): 12 / 2021
Month / Year

12. DOWN PAYMENT \$ 78,125.00

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:

\$ 00 AND

briefly describe the Personal Property: N/A

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:

N/A

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 _____

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 21st day of Dec, 2021

Notary Public _____

Notary Expiration _____



VELMA FLEMING
Notary Public - Arizona
Maricopa Co. / #536354
Expires 07/31/2024

EXHIBIT "A"
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Except all oil, gas, petroleum, natural gas, coal, lignite and other hydrocarbons by whatever name, uranium, metals, including, without limitation, copper, and all minerals, gases and geothermal energy and geothermal substances and rights whatsoever as set forth in Recording No. 2007-047520, records of Pinal County, Arizona.

UNOFFICIAL