



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/19/2022 1545
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2022-007342

RECORDING REQUESTED BY
Magnus Title Agency

AND WHEN RECORDED MAIL TO:
John Michael Steele and Celina Fleur Steele
2989 E. Pinto Valley Rd.
San Tan Valley, AZ 85143

ESCROW NO.: 08146558-821-CYP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Sharyll King, Trustee of The Sharyll King Separate Property Trust, dated September 6, 2007

do/does hereby convey to

John Michael Steele and Celina Fleur Steele, 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.

Pursuant to ARS 33-404, the name(s) and address(es) of the beneficiary(ies) of the Declaration of Trust dated September 6, 2007, are as follows:

Sharyll King
2989 E. Pinto Valley Rd.
San Tan Valley, AZ 85143

Dated December 22, 2021

SELLER:

Sharyll King, Trustee of The Sharyll King Separate Property Trust, dated September 6, 2007

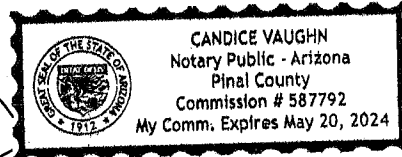
By: Sharyll King
Sharyll King, Trustee

State of Arizona
County of Pinal } ss:

On 12/23/2021, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Sharyll King, Trustee 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.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal.

Signature [Handwritten Signature]

Acceptance of Community Property with Right of Survivorship

John Michael Steele and Celina Fleur Juaneza Steele 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 1/19/2022 , and executed by Sharyll King, Trustee of The Sharyll King Separate Property Trust, dated September 6, 2007, as Grantors, to John Michael Steele and Celina Fleur Juaneza Steele, as Grantees, and which conveys certain premises described as:

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

not as Tenants in Common, and not as Joint Tenants with the Right of Survivorship, but as Community Property with the Right of Survivorship.

THAT each of us individually, and jointly John Michael Lucas Steele, 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.

BUYER:

John Michael Steele

John Michael Steele

Celina Fleur Juaneza Steele

Celina Fleur Juaneza Steele

State of ARIZONA } ss:
County of Maricopa

On January 19, 2022 _____, before me,
The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared John Michael Steele and Celina Fleur Juaneza Steele 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 _____



CARRIE L. PERSONS
Notary Public - Arizona
Maricopa Co. / #593640
Expires 11/15/2024

EXHIBIT "A"
Legal Description

Lot 326, of FINAL PLAT FOR UNIT ONE AT COPPER BASIN, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 55;

Excepting all oil, gas, metals and mineral rights and right to other materials, as provided by ARS 37-231, together with all Geothermal Resources as provided by ARS 37-231 as reserved in Patent from the State of Arizona, recorded April 14, 1987 in Docket 1435, Page 620 and in Docket 1435, Page 623.

WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **210-67-326**
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:

Sharyll King, Trustee of The Sharyll King Separate Property Trust, dated September 6, 2007
2989 E. Pinto Valley Rd.
San Tan Valley, AZ 85143

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

John Michael Steele
3004 S. Market St. #2039
Gilbert, AZ 85295

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

4. ADDRESS OF PROPERTY:

2989 E. Pinto Valley Rd.
San Tan Valley, AZ 85143

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

John Michael Steele
2989 E. Pinto Valley Rd.
San Tan Valley, AZ 85143

(b) Next tax payment due 03/1/2022

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 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 19th day of Jan., 2022.
Notary Public Gabriela Minero
Notary Expiration Date 2-15-2023



GABRIELA MINERO
Notary Public - Arizona
Maricopa Co. / #857939
Expires 02/15/2023

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 19th day of Jan., 2022.
Notary Public Gabriela Minero
Notary Expiration Date 2-15-2023



GABRIELA MINERO
Notary Public - Arizona
Maricopa Co. / #857939
Expires 02/15/2023

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-007342
RECORD DATE 01/19/2022

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: \$ 380,000.00

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

12. DOWN PAYMENT \$ 5,000.00

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:

\$ 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.

EXHIBIT "A"
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Copper Basin