



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 02/22/2022 1651

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-021230

RECORDING REQUESTED BY

**EZ Title Agency, LLC**

AND WHEN RECORDED MAIL TO:

**Palanivel Guruva Reddiar and Amudha**

**Palanivel**

**1225 E San Carlos Way**

**Chandler, AZ 85249**

ESCROW NO.: **08149589-825-MMB**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **Warranty Deed**

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

Petra Marina Johnson, An Unmarried Woman

do/does hereby convey to

Palanivel Guruva Reddiar and Amudha Palanivel, Husband and Wife

the following real property situated in Pinal County, Arizona:

**Lot 209, of MONTERRA VILLAGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 47.**

**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.

Dated February 15, 2022

**SELLER:**

Petra Marina Johnson  
Petra Marina Johnson

State of ARIZONA }  
County of MARICOPA } ss:


On 02/16/2022, before me,  
The Undersigned \_\_\_\_\_,

a Notary Public in and for said County and State, personally appeared Petra Marina Johnson 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 [Handwritten Signature]

FOR NOTARY SEAL OR STAMP

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

*[Large diagonal watermark text: "Escrow.com"]*

**Acceptance of Community Property with Right of Survivorship**

Palanivel Guruva Reddiar and Amudha Palanivel, 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 2/15/2022 , and executed by Petra Marina Johnson, as Grantors, to Palanivel Guruva Reddiar and Amudha Palanivel, as Grantees, and which conveys certain premises described as:

Lot 209, of MONTERRA VILLAGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 47.

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: February 15, 2022

**BUYERS:**

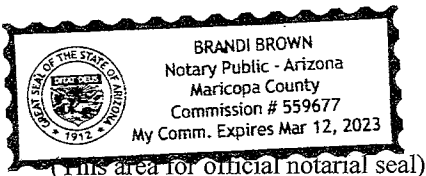
*Palanivel Guruva Reddiar*  
Palanivel Guruva Reddiar

*Amudha Palanivel*  
Amudha Palanivel

State of ARIZONA  
County of Maricopa

} ss:

On February 22, 2022 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Palanivel Guruva Reddiar and Amudha Palanivel, 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 *Brandi Brown*

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-59-3090  
 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:

Petra Marina Johnson  
2388 E. Santa Ynez Drive  
Casa Grande, AZ 85194

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

Palanivel Guruva Reddiar  
1225 E San Carlos Way  
Chandler, AZ 85249

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

4. ADDRESS OF PROPERTY:

1666 E Jardin Place  
Casa Grande, AZ 85122

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

Palanivel Guruva Reddiar  
1225 E San Carlos Way  
Chandler, AZ 85249

(b) Next tax payment due 10/2022

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:

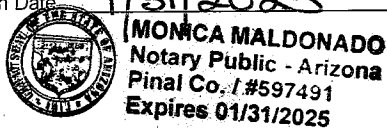
- a.  To be used as a primary residence.  
 b.  To be rented to someone other than a "qualified family member."  
 c.  To be used as a non-primary or secondary residence.

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.

Braulio Maldonado  
 Signature of Seller / Agent  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 22 day of February 2022  
 Notary Public [Signature]  
 Notary Expiration Date 1/31/2025



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2022-021230  
 RECORD DATE 02/22/2022

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: \$ 353,000.00

11. DATE OF SALE (Numeric Digits): 2 / 2022  
 Month / Year

12. DOWN PAYMENT \$ 90,500.00

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 f.  Other financing; Specify: \_\_\_\_\_  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)

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 00  
 briefly describe the Personal Property: N/A

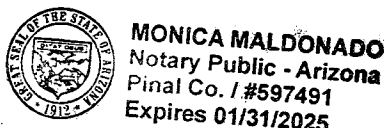
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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.**

Braulio Maldonado  
 Signature of Buyer / Agent  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 22 day of February 2022  
 Notary Public [Signature]  
 Notary Expiration Date 1/31/2025



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

Lot 209, of MONTERRA VILLAGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 47.

MONTERRA VILLAGE