



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 04/11/2022 1243  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-042919

RECORDING REQUESTED BY  
Lawyers Title of Arizona, Inc.  
AND WHEN RECORDED MAIL TO:

DARIUS J. FAIZI  
5162 W KNOLL DR  
YORBA LINDA, CA 92886

ESCROW NO.: 01983096-802 - TRH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

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

**Christian D Doud and Alycia R Doud, husband and wife as community property with right of survivorship**  
do/does hereby convey to

**Darius J. Faizi and Kelsi T. Faizi, husband and wife**

the following real property situated in Pinal County, ARIZONA:

Lot 27, of Pecan Creek South Unit 1, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide-170.

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: April 1, 2022

Grantor(s):

*Christian D Doud*

Christian D Doud

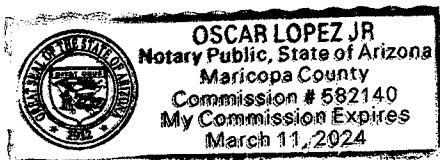
*Alycia R Doud*

Alycia R Doud

State of Arizona } ss:  
County of Pinal

On April 4, 2022 before me personally appeared **Christian D Doud and Alycia R Doud**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



Notary Public  
Commission Expires: 3-11-2024

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

**Darius J. Faizi and Kelsi T. Faizi, 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 April 1, 2022, and executed by **Christian D Doud and Alycia R Doud, husband and wife as community property with right of survivorship** as Grantors, to **Darius J. Faizi and Kelsi T. Faizi, husband and wife** as Grantees, and which conveys certain premises described as:

**Lot 27, of Pecan Creek South Unit 1, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 170.**


to the Grantees named therein, 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.

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 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: April 1, 2022

**GRANTEES:**

  
\_\_\_\_\_  
Darius J. Faizi

  
\_\_\_\_\_  
Kelsi T. Faizi

State of California \_\_\_\_\_ } ss:  
County of \_\_\_\_\_

On \_\_\_\_\_, 20\_\_\_\_, before me personally appeared **Darius J. Faizi and Kelsi T. Faizi**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

**SEE ATTACHMENT**

\_\_\_\_\_  
Notary Public  
Commission Expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Orange }

On 04/08/2022 before me, Desiree Tang Notary Public  
(Here insert name and title of the officer)

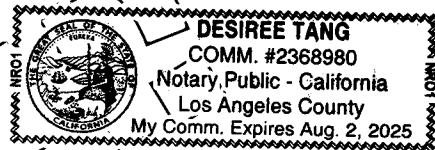
personally appeared DARIUS J FAIZI AND KELSI T FAIZI \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and 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]  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

ACCEPTANCE OF COMMUNITY

(Title or description of attached document)

PROPERTY WITH RIGHT OF SURVIVORSHIP

(Title or description of attached document continued)

"DEED"

Number of Pages 1 Document Date 04/01/2022

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-31-0270  
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? N/A

Please list the additional parcels below (attach list if necessary):

- (1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) N/A

2. SELLER'S NAME AND ADDRESS:

Christian D Doud  
385 E Penny Ln  
San Tan Valley, AZ 85140

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

Darius J. Faizi and Kelsi T. Faizi  
5162 W Knoll Dr  
Yorba Linda, CA 92886

(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: NONE

4. ADDRESS OF PROPERTY:

385 E Penny Ln  
San Tan Valley, AZ 85140

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

Darius J. Faizi and Kelsi T. Faizi  
5162 W Knoll Dr  
Yorba Linda, CA 92886

(b) Next tax payment due 10/1/2022

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 N/A

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" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: N/A

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2022-042919  
RECORD DATE 04/11/2022

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: N/A

10. SALE PRICE: \$ 410,000.00

11. DATE OF SALE (Numeric Digits): 4/2022  
Month / Year

12. DOWN PAYMENT \$ 3,000.00

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

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):

Christian D Doud  
385 E Penny Ln San Tan Valley, AZ 85140

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 11 day of APRIL 2022

Notary Public Nicole E. Serrin

Notary Expiration Date 3/1/25

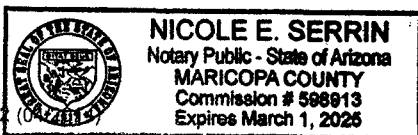
Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public SEE ATTACHMENT

Notary Expiration Date \_\_\_\_\_



# JURAT

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 ORANGE

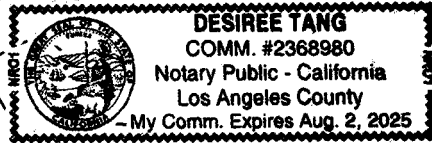
Subscribed and sworn to (or affirmed) before me on this 8<sup>th</sup> day of April,

20 22 by DARIUS J FAIZI AND KELSI T FAIZI

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

AFFIDAVIT OF PROPERTY  
(Title or description of attached document)

VALUE  
(Title or description of attached document continued)

Number of Pages 1 Document Date \_\_\_\_\_

Additional information \_\_\_\_\_

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

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

Lot 27, of Pecan Creek South Unit 1, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 170.

UNOFFICIAL