



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

Recording Requested By:  
Eastern National Title Agency Arizona, LLC

DATE/TIME: 05/19/2022 1109  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2022-059174

WHEN RECORDED MAIL TO:

Mohan Ram Mysore  
Chandrika Rizal  
15623 Underwood Cir  
Omaha, NE 68118-2238

Escrow No. AZ8584

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

**Mohan Ram Mysore and Chandrika Rizal, husband and wife and Umesh Murthy and Amrutha Murthy, husband and wife**

the GRANTEE(S)

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

**Lot 207, McCARTNEY RANCH PARCEL 6, according to the plat recorded in Cabinet F, Slide 70, 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: MAY 13, 2022

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK



Eastern National Title Agency Arizona, LLC

WHEN RECORDED MAIL TO:

Mohan Ram Mysore  
Chandrika Rizal  
843 E Wiley Way  
Casa Grande, AZ, 85122

Escrow Number AZ8584

SPACE ABOVE THIS LINE FOR RECORDERS USE

### ACCEPTANCE OF JOINT TENANCY

Mohan Ram Mysore and Chandrika Rizal and Umesh Murthy and Amrutha Murthy 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 joint tenants 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 joint tenants 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 Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize Eastern National Title Agency Arizona, LLC as Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record the "Acceptance" together with such deed.

Dated: May 9, 2022

State of ~~Arizona~~ Nebraska  
County of Douglas

This Instrument was acknowledged before me this

9 day of May, 2022

By Mohan Ram Mysore & Chandrika Rizal

Mysore Mohan Ram  
Mohan Ram Mysore

Rizal  
Chandrika Rizal

Umesh Murthy  
Umesh Murthy

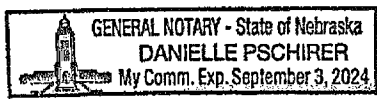
Signature Danielle Pschire

Notary Public

Amrutha Murthy  
Amrutha Murthy

My Commission Expires September 3, 2024

(Seal)



**INDIVIDUAL ACKNOWLEDGEMENT**

State/Commonwealth of ARIZONA

County of PINAL

} ss.

On this 13 day of MAY, 2022

before me, KATHI ANN HOLLIDAY the undersigned

Notary Public, personally appeared:

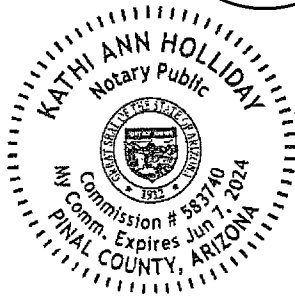
Umesh Murthy, Amrutha Murthy

\_\_\_\_\_ 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 for the purposes therein  
stated.

WITNESS my hand and official seal.



Kathi Ann Holliday  
Signature of Notary

**Kathi Ann Holliday**

Printed Name of Notary  
**JUN 07 2024**

My Commission Expires:

Place Notary Seal and/or Stamp Above

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 504-78-383

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:**

Mohan Ram Mysore and Chandrika Rizal, husband and wife, Umesh Murthy and Amrutha Murthy, husband and wife  
15623 Underwood Cir  
Omaha, NE 68118-2238

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

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

843 E Wiley Way  
Casa Grande, AZ 85122

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

Mohan Ram Mysore and Chandrika Rizal, husband and wife, Umesh Murthy and Amrutha Murthy, husband and wife  
15623 Underwood Cir  
Omaha, NE 68118-2238

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

**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: \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 13th day of April, 2022

Notary Public \_\_\_\_\_

Notary Expiration Date 3/31/23



**YESSIKA VARGAS**

Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission #559777  
Expires March 31, 2023

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2022-059174  
RECORD DATE 05/19/2022

**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:** \$410,211.00

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

**12. DOWN PAYMENT** \$106,461.00

**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: \$ \_\_\_\_\_ 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: \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 13th day of April, 2022

Notary Public \_\_\_\_\_

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

JUN 07 2024



EXHIBIT "A"

Lot 207, McCARTNEY RANCH PARCEL 6, according to the plat recorded in Cabinet F, Slide 70, records of Pinal County, Arizona.

