



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 08/11/2022 0941

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-088007

Recording Requested By:  
Empire Title Agency

And When Recorded Mail To:  
Mamadou L. Diatta and Ndeye Khadidiatou Diatta  
1367 S Country Club Dr. Unit 1013  
Mesa, AZ-85210

Escrow No. 1780761 NM

This area reserved for County Recorder

**SPECIAL WARRANTY DEED**

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

John Prader, Trustee of the Prader 401k PSP, Trust Agreement who acquired title as John Prader,  
Trustee of the Prader 401(k) PSP

do/does hereby convey to

Mamadou L. Diatta and Ndeye Khadidiatou Diatta, husband and wife, as Community Property with  
Right of Survivorship

the following described real property situated in County of Pinal, State of Arizona, together with all rights and  
privileges appurtenant thereto, to wit:

Lot 9, Block C, TOLTEC ARIZONA VALLEY UNIT THIRTY-THREE, according to the plat of record in the office of  
the County Recorder of Pinal County, Arizona, recorded in Book 14 of Maps, Page 42.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and  
all other matters of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the  
Grantor herein and no other, subject to the matters above set forth.

Names and Addresses of the Beneficiaries are as follows:

John Prader  
18650 Ranchito Del Rio  
Salinas, CA 93908

Date: August 8, 2022

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Special Warranty Deed – Continued  
Page 2

Prader 401k PSP, Trust Agreement

By: John Prader  
John Prader, Trustee

State of Virginia )  
County of Prince George County ) ss

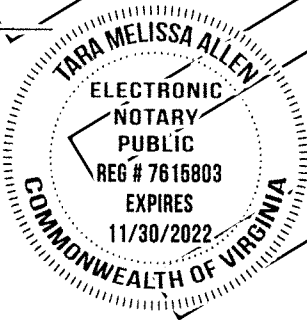
On 9 day of August, 2022, before me, the undersigned Notary Public, by means of communication technology **John Prader as Trustee of John Prader, Trustee of the Prader 401k PSP, Trust Agreement**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose 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 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:

(Electronic Seal)

My commission expires: 11/30/2022

Tara Melissa Allen  
Notary Public



Completed via Remote Online Notarization using 2 way Audio/Video technology.

File No.: 1780761

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

Mamadou L. Diatta and Ndeye Khadidiatou Diatta, husband and wife, as Community Property with Right of Survivorship 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 August 8, 2022, and executed by John Prader, Trustee of the Prader 401k PSP, Trust Agreement who acquired title as John Prader, Trustee of the Prader 401(k) PSP, as Grantor(s), and which conveys certain premises described as:

Lot 9, Block C, TOLTEC ARIZONA VALLEY UNIT THIRTY THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 14 of Maps, Page 42.

to the Grantees named therein, not as tenants in common, and not as community property estate, and not as joint tenants with right of survivorship, but as community property with right of survivorship.

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.

Date: August 8, 2022

DocuSigned by:

*Mamadou L. Diatta*

CA453065BE34435...

Mamadou L. Diatta

DocuSigned by:

*Ndeye Khadidiatou Diatta*

NSC5E11162

Ndeye Khadidiatou Diatta

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 403-26-029  
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) (3)  
(2) (4)

2. SELLER'S NAME AND ADDRESS:

John Prader, Trustee of the Prader 401k PSP, Trust Agreement  
18650 Ranchito Del Rio  
Salinas, CA 93908

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

Mamadou L. Diatta and Ndeye Khadidiatou Diatta  
1367 S Country Club Dr., Unit 1013  
Mesa, AZ 85210

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

4. ADDRESS OF PROPERTY:

3855 N Pine Drive  
Eloy, AZ 85131

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

Mamadou L. Diatta and Ndeye Khadidiatou Diatta  
1367 S Country Club Dr., Unit 1013  
Mesa, AZ 85210

(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  
i. ☐ 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.

FOR RECORDER'S USE ONLY

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: \$ 4,997.00

11. DATE OF SALE (Numeric Digits): 07/2022

Month / Year

12. DOWN PAYMENT \$ 4,997 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
d. ☐ Seller Loan (Carryback) (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:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: none

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):  
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

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 Yavapai

Subscribed and sworn to before me by means of communication technology

on this 10 day

Notary Public

Notary Expiration Date 07/19/2025

Signature of Buyer / Agent

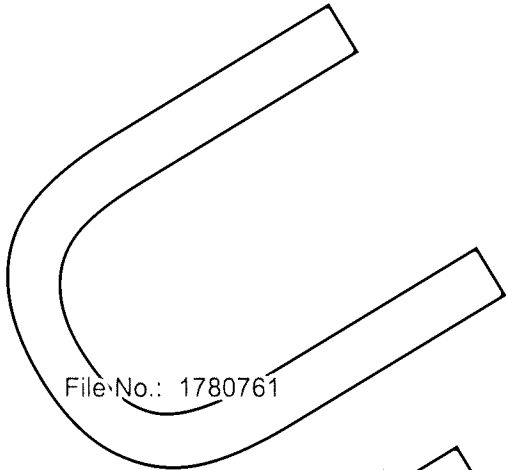
State of Arizona County of Yavapai

Subscribed and sworn to before me on the

10 day

Notary Public

Notary Expiration Date 07/19/2025



File No.: 1780761

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

Lot 9, Block C, TOLTEC ARIZONA VALLEY UNIT THIRTY THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 14 of Maps, Page 42.

