

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4729018257

WHEN RECORDED MAIL TO

Francis Hoang Nguyen, Hien Thuy Vu
491 E. Black Diamond Drive
Casa Grande, AZ 85122



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Dana Lewis
Electronically Recorded

DATE/TIME: 11/15/2022 1125

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2022-115621

3074

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Kehinde Lawal, a married woman as her sole and separate property

Do hereby convey to Francis Hoang Nguyen and Hien Thuy Vu, husband and wife, as Community Property with Right of Survivorship

the following real property situated in Pinal County, Arizona:

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

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

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated: November 4, 2022

900, as A.F.F.

Kehinde Lawal

Kehinde Lawal, by Elizabeth Ogunbunmi, as attorney in fact

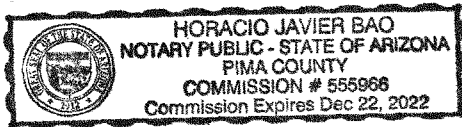
Elizabeth Ogunbunmi As attorney in fact
by Elizabeth Ogunbunmi, as her attorney in fact

State of Arizona

County of Pima

The foregoing instrument was acknowledged before me this 9th day of November, 2022 by Elizabeth Ogunbunmi, as attorney in fact for Kehinde Lawal.

Notary Public *Horacio Javier Bao*



RECORDED

EXHIBIT "A"

Legal description

Lot 169, Ghost Ranch II, Phase 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 64.

WORLDWIDE

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP


Francis Hoang Nguyen and Hien Thuy Vu, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

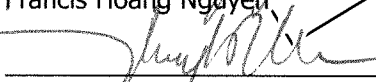
That I am one of the Grantees named in that certain Warranty Deed deed which is Dated November 09, 2022 and executed by Elizabeth Ogunbunmi, as attorney in fact for Kehinde Lawal, as Grantor and Francis Hoang Nguyen and Hien Thuy Vu, husband and wife, as Community Property with Right of Survivorship, as Grantee and which instrument concerns the following described property:

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

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

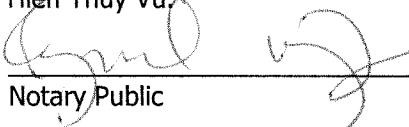
THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.


Francis Hoang Nguyen


Hien Thuy Vu

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this 14th day of November, 2022 by Francis Hoang Nguyen and Hien Thuy Vu.


Notary Public

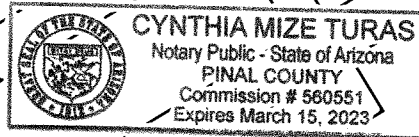


EXHIBIT A

Lot 169, Ghost Ranch Unit II, Phase 1, according to the plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 64.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

509 38
 Primary Parcel: 437 - 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? 0

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

(1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

KEHINDE LAWAL
 2823 N. Flanwill Blvd, Unit 4
 Tucson AZ 85716

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

FRANCIS HOANG NGUYEN, HIEN THUY VU
 9702 Bolsa Avenue, 103
 Westminster CA 92683

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

4. ADDRESS OF PROPERTY:

491 E. Black Diamond Drive, Casa Grande, Arizona 85122

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

FRANCIS HOANG NGUYEN, HIEN THUY VU
 491 E. Black Diamond Drive
 Casa Grande AZ 85122
 (b) Next tax payment due 3/1/2023

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:

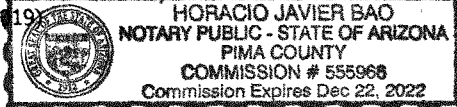
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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: Kehinde Lawal
 State of Arizona, County of Pima
 Subscribed and sworn to before me on this 9th day of Nov 2022
 Notary Public: [Signature]
 Notary Expiration Date: 3-15-23



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL
 FEE NO: 2022-115621
 RECORD DATE: 11/15/2022

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: \$375,000.00

11. DATE OF SALE (Numeric Digits): 10 / 22
 Month / Year

12. DOWN PAYMENT: \$ 75,000.00

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:
 \$ _____ 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 AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):
 EXHIBIT "A" ATTACHED HERETO

Signature of Buyer / Agent: Francis Nguyen
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 14th day of Sept 2022
 Notary Public: [Signature]
 Notary Expiration Date: 3-15-23

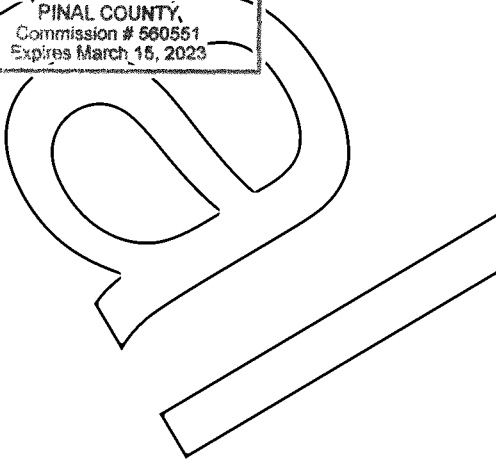


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