



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:

Navi Title Agency, PLLC

AND WHEN RECORDED MAIL TO:

Charles K. Evans and Jana L McVey Evans
36438 W El Greco Street
Maricopa, AZ 85138

DATE/TIME: 11/23/2022 0821

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2022-117682

ESCROW NO.: 400-00566-JH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Keith Dennis King, an unmarried man and Jamie Gail King, an unmarried woman

do/does hereby convey to

Charles K. Evans and Jana L McVey Evans, husband and wife

the following real property situated in Pinal County, State of Arizona:

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

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: November 4, 2022

RECORDED

GRANTOR(S):

Signed in
Counterpart

Keith Dennis King

Jamie Gail King

STATE OF Arizona

COUNTY OF Pinal

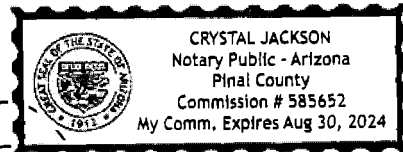
On Nov. 15, 2022, before me, the undersigned Notary Public, personally appeared Keith Dennis King and Jamie Gail King, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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.

My Commission Expires:

Aug. 30, 2024

Notary Public



Handwritten watermark text: "Crystal Jackson"

GRANTOR(S):

[Signature]
Keith Dennis King

~~Jamie Gail King~~ ✕

Province STATE OF Alberta

COUNTY OF Canada

On November 16, 2022, before me, the undersigned Notary Public, personally appeared Keith Dennis King and ~~Jamie Gail King~~, 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.

[Signature]
LONNIE ALLEN
Barrister & Solicitor

My Commission Expires: _____

Notary Public

[Signature]

FORGERS

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

Charles K. Evans and Jana L McVey Evans, 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 November 4, 2022, and executed by **Keith Dennis King, an unmarried man and Jamie Gail King, an unmarried woman** as Grantors, to **Charles K. Evans and Jana L McVey Evans, husband and wife** as Grantees, and which conveys certain premises described as:

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

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, 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: November 22, 2022

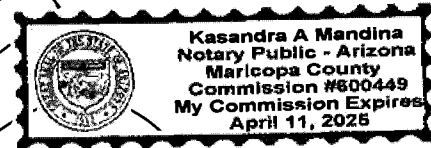
Grantee(s):

Charles K. Evans
Charles K. Evans

Jana L McVey Evans
Jana L McVey Evans

State of Arizona

County of Maricopa



On November 22, 2022, Charles Evans and Jana Evans personally came before me and, being duly sworn, did state that he or she is the person described in the above document and that he or she signed the above document in my presence.

FOR NOTARY SEAL OR STAMP

KAO
Notary Signature

4-11-2025
My commission expires

EXHIBIT "A"

LOT 73, OF TORTOSA-NW PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 93 AND CERTIFICATES OF CORRECTION RECORDED AS 2005-012592 AND AS 2005-062196, BOTH OF OFFICIAL RECORDS.

UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-52-336

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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

Keith Dennis King and Jamie Gail King
36438 W El Greco Street
Maricopa, AZ 85138

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

Charles Evans and Jana Evans
2401 W Southern Ave, Lot 271
Tempe, AZ 85282

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

4. ADDRESS OF PROPERTY:

36438 W El Greco Street
Maricopa, AZ 85138

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

Charles Evans and Jana Evans
36438 W El Greco Street
Maricopa, AZ 85138

(b) Next tax payment due: October 1, 2023

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
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.

COUNTY OF RECORDATION PINAL
FEE NO 2022-117682
RECORD DATE 11/23/2022

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: \$ 350000 00

11. DATE OF SALE (Numeric Digits): 10 / 2022
Month / Year

12. DOWN PAYMENT \$ 0 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: 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):

Navi Title Agency, PLLC
9059 W. Lake Pleasant Parkway, Suite B-260
Peoria, AZ 85382

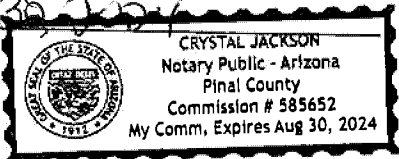
18. LEGAL DESCRIPTION (attach copy if necessary):

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: Jamie King
State of: Arizona, County of: Pinal
Subscribed and sworn to before me on this 15 day of NOV 20 20
Notary Public: Crystal Jackson
Notary Expiration Date: Aug 30, 2024

Signed in Counterpart
Signature of Buyer / Agent
State of: _____, County of: _____
Subscribed and sworn to before me on this _____ day of _____ 20 ____
Notary Public: _____
Notary Expiration Date: _____



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Signed in Counterpart
Signature of Seller / Agent
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 22nd day of November, 2022
Notary Public
Notary Expiration Date 4-11-2025

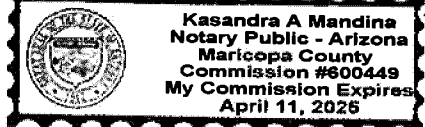


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TORTOSA-NW PARCEL 6