



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 11/29/2022 1107

FEE: \$30.00

PAGES: 7

FEE NUMBER: 2022-118440

When Recorded mail to:

Fidelity National Title Agency  
3570 S Val Vista Drive #105  
Gilbert AZ 85296

Es#21020579

**Warranty Deed**

This document is being recorded to record in correct county: Pinal County

**\*\*DO NOT REMOVE\*\***

**\*\*THIS IS NOW PART OF THE OFFICIAL RECORDING\*\***

**SOFT COPY**

RECORDING REQUESTED BY:  
Fidelity National Title Agency, Inc.  
Escrow No.: 21020579-021-TP  
AND WHEN RECORDED MAIL TO:  
Arvin Karimaghahi  
6334 E Viewmont Dr. #7  
Mesa, AZ 85215

21020579-5-3-1--  
amine

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration,  
**Garry Collins and Beverlee Collins**, husband and wife  
("Grantor") conveys to  
**Arvin Karimaghahi and Calysta Stickler**, husband and wife  
the following real property situated in Pinal County, 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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: March 26, 2021

Grantor(s):

  
\_\_\_\_\_  
Garry Collins

March 26, 2021  
Date

  
\_\_\_\_\_  
Beverlee Collins

March 26, 2021  
Date

20210380491

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Province  
County of: Saskatchewan ) ss

The foregoing document was acknowledged before me this 26<sup>th</sup> day of March, 2021  
by Garry Collins & Bev Collins



My commission expires: permanent  
longer how so

[Signature]  
Notary Public

**FILED**

http://recorder.manicopa.gov/recdocdata/verifycert.aspx?id=282886 [20210380491] 6 Pages

20210380491

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

Lot 76, of Johnson Ranch, UNIT 12, PHASE 2, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 154 and Affidavit of Correction recorded as Recording No 2000-034301 and in Recording No. 2000-050253, both of Official Records

WARRANTY DEED

<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=282886> [20210380491] 6 Pages

20210380491

ESCROW NO.: 21020579 021 TP

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

Arvin Karimaghaei and Calysta Strickler, husband and wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated March 31, 2021, and executed by Garry Lynn Collins and Beverlee Robyn Collins, husband and wife as Grantors, to Arvin Karimaghaei and Calysta Strickler, husband and wife as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, 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.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: March 31, 2021

GRANTEES:

Arvin Karimaghaei

Calysta Strickler

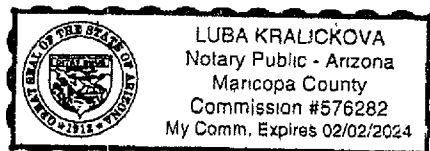
NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH  
RIGHT OF SURVIVORSHIP "DEED"

State of Arizona  
County of Marcopa } ss:

The foregoing document was acknowledged before me this 1<sup>st</sup> day of April, 2021,  
by Arvin Karimaghaei and Calysta Strickler

(Seal)

My commission expires: FEB 02 2024

  
Notary Public

Acptcp  
MCR 4 of 6

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Escrow No.: 21020579-021-TP

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**BOOKS**

Acptcp

MCR 5 of 6

UNOFFICIAL

20210380491  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
STEPHEN RICHER



The foregoing instrument is an  
**electronically prepared**  
full, true and correct copy  
of the original record in this  
office

Attest. 11/28/2022 11:01.39 AM

By Stephen Richer Recorder

To Verify this purchase visit  
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=282886>

When Recorded mail to:

Fidelity National Title Agency  
3570 S Val Vista Drive #105  
Gilbert AZ 85296

COUNTY OF RECORDATION  
FEE NO  
RECORD DATE

PINAL  
2022-118440  
11/29/2022

Es#21020579

**Affidavit of Property Value**

This document is being re-recorded to record in correct county: Pinal County

**\*\*DO NOT REMOVE\*\***

**\*\*THIS IS NOW PART OF THE OFFICIAL RECORDING\*\***

**SOFT COPY**

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER

STEPHEN RICHER

20210380491 04/05/2021 04:25

ELECTRONIC RECORDING

SALES AFFIDAVIT

21020579-2-3-2-Y-amine

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-59-076  
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) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Garry Lynn Collins  
PO Box 1347  
Nipawin, SK, S0E 1E0

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

Arvin Karimaghahi  
6334 E. Viewmont Dr. #7  
Mesa, AZ 85215

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

4. ADDRESS OF PROPERTY:

88 E. Macaw Court  
San Tan Valley, AZ 85143

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

Arvin Karimaghahi  
88 E Macaw Ct  
San Tan Valley, AZ 85143

(b) Next tax payment due 10/2021

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 \_\_\_\_\_  
State of Ariz County of Maricopa  
Subscribed and sworn to before me on this 5 day of April 2021  
Notary Public [Signature]  
Notary Expiration Date 7/15/22

F  
SALES AFFIDAVIT  
21020579-2-3-2-Y-amine

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: \$ 315,000.00

11. DATE OF SALE (Numeric Digits): 4/2021  
Month / Year

12. DOWN PAYMENT \$ 315,000

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: \$ \_\_\_\_\_ AND  
briefly describe the Personal Property: \_\_\_\_\_

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

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):  
Arvin Karimaghahi  
88 E Macaw Ct  
San Tan Valley, AZ 85143

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 13 day of April 2021  
Notary Public [Signature]  
Notary Expiration Date FFR-07-2024



TAMARAE PROCTOR  
Notary Public - Arizona  
Maricopa Co. / #547201  
Expires 07/15/2022



LUBA KRALICKOVA  
Notary Public - Arizona  
Maricopa County  
Commission #578282 (DSI Rev. 09/12/19)  
My Comm. Expires 02/02/2024

DOR FORM 82162 (02/2012)

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Escrow No. 21020579-021-TP  
Affidavit of Property Value...Continued  
Page 2

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<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=282887> [20210380491] 3 Pages

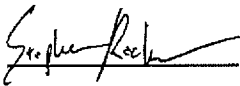
UNOFFICIAL

20210380491

I hereby certify that this is an **electronically prepared** copy of a filed affidavit at the Maricopa County Recorder's Office



STEPHEN RICHER, County Recorder  
In and for the county of  
Maricopa, state of Arizona  
11/28/2022 11:01:49 AM

By  Recorder

To Verify this purchase visit  
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=282887>