

RECORDING REQUESTED BY:  
Magnus Title Agency LLC



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 03/03/2023 1125  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2023-015316

AND WHEN RECORDED MAIL TO  
Johnny B. Perkins, II, Tanya R. Perkins, and John  
Perkins, Sr.  
2049 East Hazeltine Way  
Gilbert, AZ 85298

ESCROW NO.: 831-2816-CH

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
Cory D. Martin and Lisa M. Martin, husband and wife

do/does hereby convey to  
Johnny B. Perkins, II and Tanya R. Perkins, husband and wife, and John Perkins, Sr., a married  
man, as joint tenants 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: 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.

SIGNATURE PAGE FOLLOWS

Dated 28 day of 02, 2023

Cory D. Martin  
Cory D. Martin

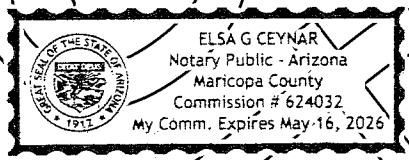
Lisa M. Martin  
Lisa M. Martin

STATE OF ARIZONA  
COUNTY OF ~~MARICOPA~~ Pinal

On this 28 day of Feb, 2023, before me personally appeared Cory D Martin and Lisa M Martin, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)  
[Affix Seal Here]

Elsa G. Ceynar  
Notary Public

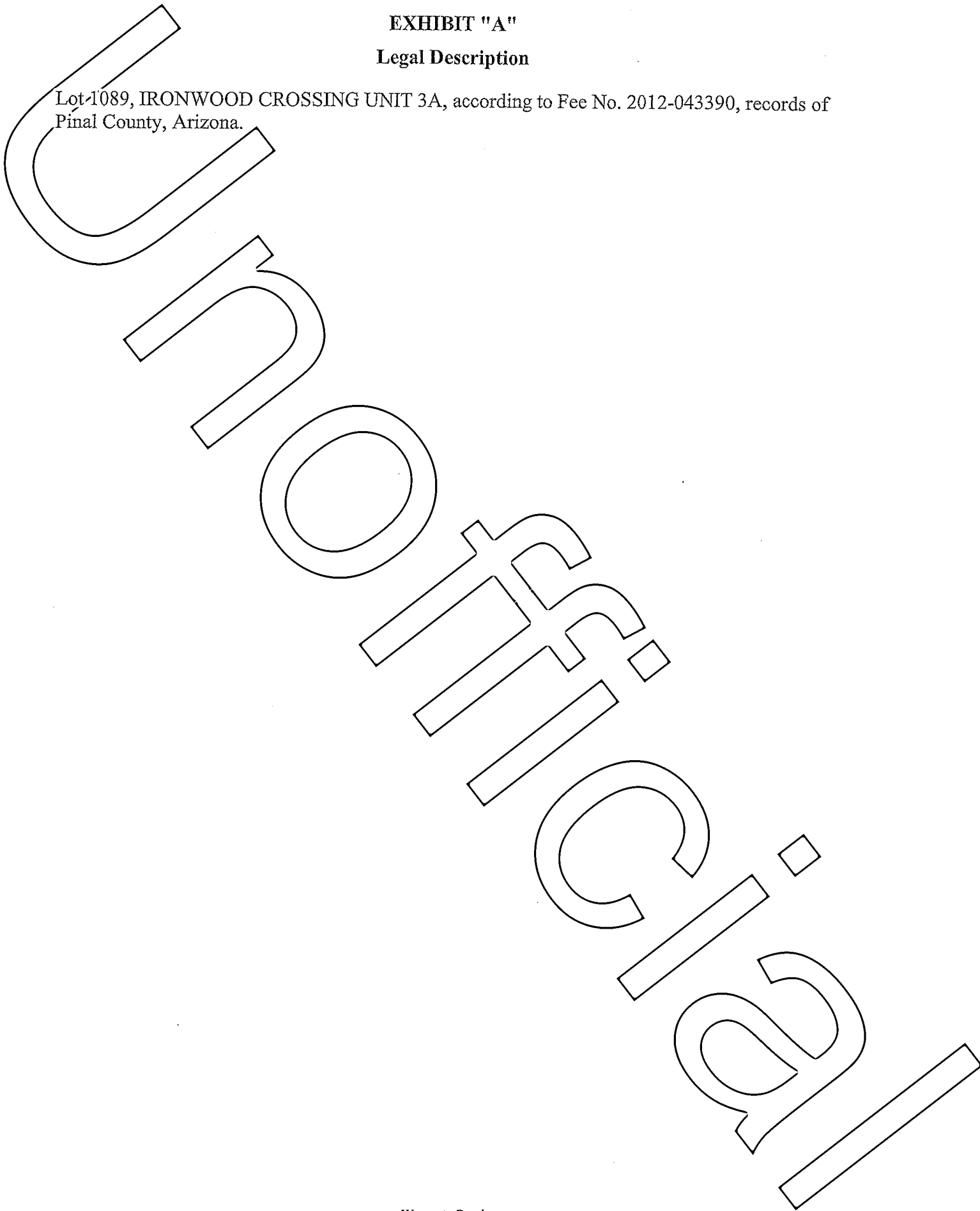


WARRANTY DEED

**EXHIBIT "A"**

**Legal Description**

Lot 1089, IRONWOOD CROSSING UNIT 3A, according to Fee No. 2012-043390, records of Pinal County, Arizona.



ESCROW NO.: 831-2816-CH

**ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN WARRANTY DEED DATED 2/28/2023 Wherein  
**Cory D. Martin and Lisa M. Martin, husband and wife**  
as Grantors, convey to

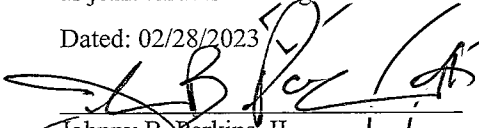
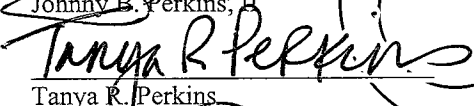
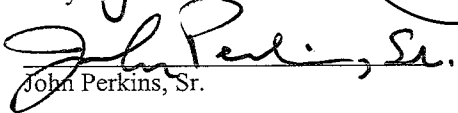
**Johnny B. Perkins, II and Tanya R. Perkins, husband and wife, and John Perkins, Sr., a married man, as joint tenants with right of survivorship**

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

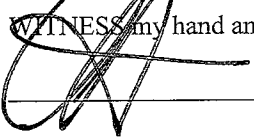
Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as tenants in common.

Dated: 02/28/2023


  
Johnny B. Perkins, II  
  
Tanya R. Perkins  
  
John Perkins, Sr.

State of Arizona  
County of Maricopa

On March 2<sup>nd</sup> 2023 before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Johnny B. Perkins, II, Tanya R. Perkins, and John Perkins, Sr. 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 by 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.  


FOR NOTARY SEAL OR STAMP

 **CLAIRE HOLLAND**  
Notary Public - Arizona  
Maricopa Co. / #608579  
Expires 07/31/2025

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

Lot 1089, IRONWOOD CROSSING UNIT 3A, according to Fee No. 2012-043390, records of Pinal County, Arizona.



**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel: 109-18-7310  
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:**

Cory D. Martin and Lisa M. Martin  
41526 N. Cherry Lane Street  
San Tan Valley, AZ 85140

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

Johnny B. Perkins, II, Tanya R. Perkins, and John Perkins, Sr.  
2049 East Hazeltine Way  
Gilbert, AZ 85298

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

**4. ADDRESS OF PROPERTY:**

41526 N Cherry St  
San Tan Valley, AZ 85140

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

Johnny B. Perkins, II, Tanya R. Perkins, and John Perkins, Sr.  
2049 East Hazeltine Way  
Gilbert, AZ 85298

(b) Next tax payment due 10-1-23

**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.

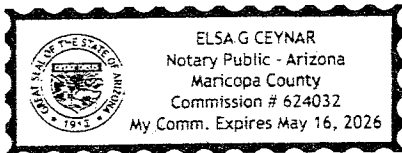
Signature of Seller / Agent \_\_\_\_\_

State of AZ, County of Pinal

Subscribed and sworn to before me on this 21 day of Feb 20 23

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

Notary Expiration Date Mar 16 2024



**FOR RECORDER'S USE ONLY**

**COUNTY OF RECORDATION** PINAL  
**FEE NO** 2023-015316  
**RECORD DATE** 03/03/2023

**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:** \$ 480,000.00

**11. DATE OF SALE (Numeric Digits):** 03 / 23  
Month / Year

**12. DOWN PAYMENT** \$ 48,000.00

**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:

\$ 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):**

Maan U's Title  
1011 E Camelback Ct #8 Scottsdale, AZ 85251  
Phone: 1 602-797-7300

**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 2nd day of March 20 23

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

Notary Expiration Date 7-31-2025



CLAIRE HOLLAND  
Notary Public - Arizona  
Maricopa Co. / #608579  
Expires 07/31/2025

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

Lot 1089, IRONWOOD CROSSING UNIT 3A, according to Fee No. 2012-043390, records of Pinal County, Arizona.

IRONWOOD CROSSING