



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recorded at the Request of:
WFG National Title Insurance Company

DATE/TIME: 06/29/2023 1024
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2023-047895

When Recorded, Mail To:
Mohamad-Riad Basel Sbai and Sara Khuja
1280 W. Green Tree Drive
San Tan Valley, AZ 85143

Order No.: 23-137688

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Tydin Jarman and Stefani Jarman, husband and wife

do/does hereby convey to

Mohamad-Riad Basel Sbai and Sara Khuja, husband and wife

the following real property located in Pinal County, Arizona:

**LOT 95, OF PARCEL G SKYLINE RANCH PHASE TWO, ACCORDING TO CABINET E, SLIDE 111,
RECORDS OF PINAL COUNTY, ARIZONA.**

APN: 210-78-2130

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, the Grantor warrants the title against all persons whomsoever.

Dated this June 26, 2023

Warranty Deed – continued

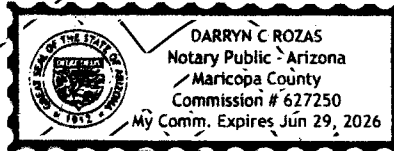
Tydin Jarman
Tydin Jarman

Stefani Jarman
Stefani Jarman

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me this 27 day of June, 2023 by Tydin Jarman and Stefani Jarman.

Darryn C Rozas
Notary Public
My Commission Expires: 06/29/2026





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

Escrow No.: 23-137688

Mohamad-Riad Basel Sbai and Sara Khuja 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, dated June 26, 2023, and executed by Tydin Jarman and Stefani Jarman, husband and wife, as Grantors, to Mohamad-Riad Basel Sbai and Sara Khuja, husband and wife as community property with right of survivorship, as Grantees, covering property described as follows:

See Exhibit A attached hereto and made a part hereof

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

Dated this 28 day of June, 2023.

Grantees:

[Signature]
Mohamad-Riad Basel Sbai

[Signature]
Sara Khuja

STATE OF ARIZONA
COUNTY OF Maricopa

This instrument was acknowledged before me this 28 day of June, 2023 by Mohamad-Riad Basel Sbai and Sara Khuja.

[Signature]
Notary Public
My Commission Expires: 1/05/25

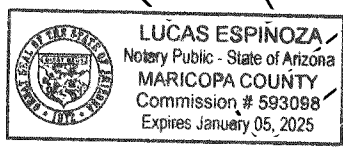


EXHIBIT "A"
Attached to Acceptance

LOT 95, OF PARCEL G SKYLINE RANCH PHASE TWO, ACCORDING TO CABINET E, SLIDE 111,
RECORDS OF PINAL COUNTY, ARIZONA.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-78-2130
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? N/A

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

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

2. SELLERS NAME & ADDRESS:

Tydin Jarman and Stefani Jarman
20475 E. Canary Court
San Tan Valley, AZ 85143

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

Mohamad-Riad Basel Sbai and Sara Khuja
1280 W. Green Tree Drive
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

1280 W. Green Tree Drive
San Tan Valley, AZ 85143

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

Mohamad-Riad Basel Sbai and Sara Khuja
1280 W. Green Tree Drive
San Tan Valley, AZ 85143

(b) Next tax payment due October 1, 2023

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box[Enter Data]

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Bldg.
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile Home or Manufactured Home Affixed Not Affixed
- i. Other Specify:

7. RESIDENTIAL BUYERS 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" or "family member."

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-047895
RECORD DATE 06/29/2023

10. SALE PRICE: \$412,500.00

11. DATE OF SALE (Numeric Digits): 06 / 2023
Month / Year

12. DOWN PAYMENT \$ 7,472.00

13. METHOD OF FINANCING: [Enter Data]

- 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: N/A

15. PARTIAL INTEREST: If only a partial 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):

SELLER AND BUYER HEREIN

8. If you checked e or f in Item 6 above, indicate the number of units: N/A
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 95, OF PARCEL G SKYLINE RANCH PHASE TWO, ACCORDING TO CABINET E, SLIDE 111, RECORDS OF PINAL COUNTY, ARIZONA.

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

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 MARICOPA

Subscribed and sworn to before me on this 28 day of 6, 2023

Notary Public

Notary Expiration Date 11/25/2026

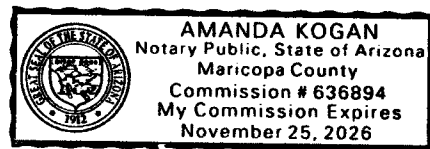
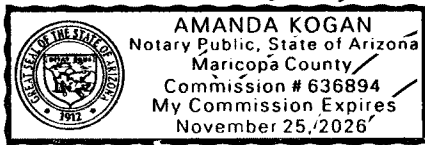
Signature of Buyer/Agent

State of ARIZONA County of MARICOPA

Subscribed and sworn to before me on this 28 day of 6, 2023

Notary Public

Notary Expiration Date 11/25/2026



COPIES