

RECORDING REQUESTED BY:  
Queen Creek Title Agency LLC



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 08/11/2023 1332  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2023-059354

AND WHEN RECORDED MAIL TO  
Christopher F. Frazier and Lori E. Frazier

ESCROW NO.: 840-9936-AL

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
Joshua S. Campbell, an unmarried man

do/does hereby convey to  
Christopher F. Frazier and Lori E. Frazier, husband and wife, as community property with rights  
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

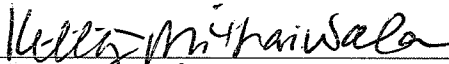
Dated this 9th day of August, 2023.

  
Joshua S. Campbell

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 9 day of August, 2023, before me personally appeared Joshua S. Campbell, 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]

  
Notary Public



*Large, stylized watermark text, possibly reading 'ARIZONA' or similar, oriented diagonally across the page.*

**EXHIBIT "A"**

**Legal Description**

Lot 1661, of IRONWOOD CROSSING UNIT 4A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Recording No. 2016-027985.

IRONWOOD CROSSING

ESCROW NO.: 840-9936-AL

## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Christopher F. Frazier and Lori E. Frazier, husband and wife, as community property with rights of survivorship 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, August 10, 2023, and executed by Joshua S. Campbell, as Grantors, to Christopher F. Frazier and Lori E. Frazier, as Grantees, and which conveys certain premises described as:

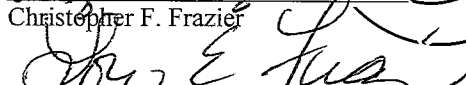
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full 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 Full 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: August 10, 2023

  
Christopher F. Frazier

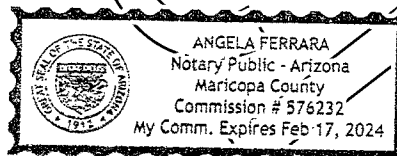
  
Lori E. Frazier

State of AZ  
County of Maricopa

On 8/10/2023, before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Christopher F. Frazier and Lori E. Frazier 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.

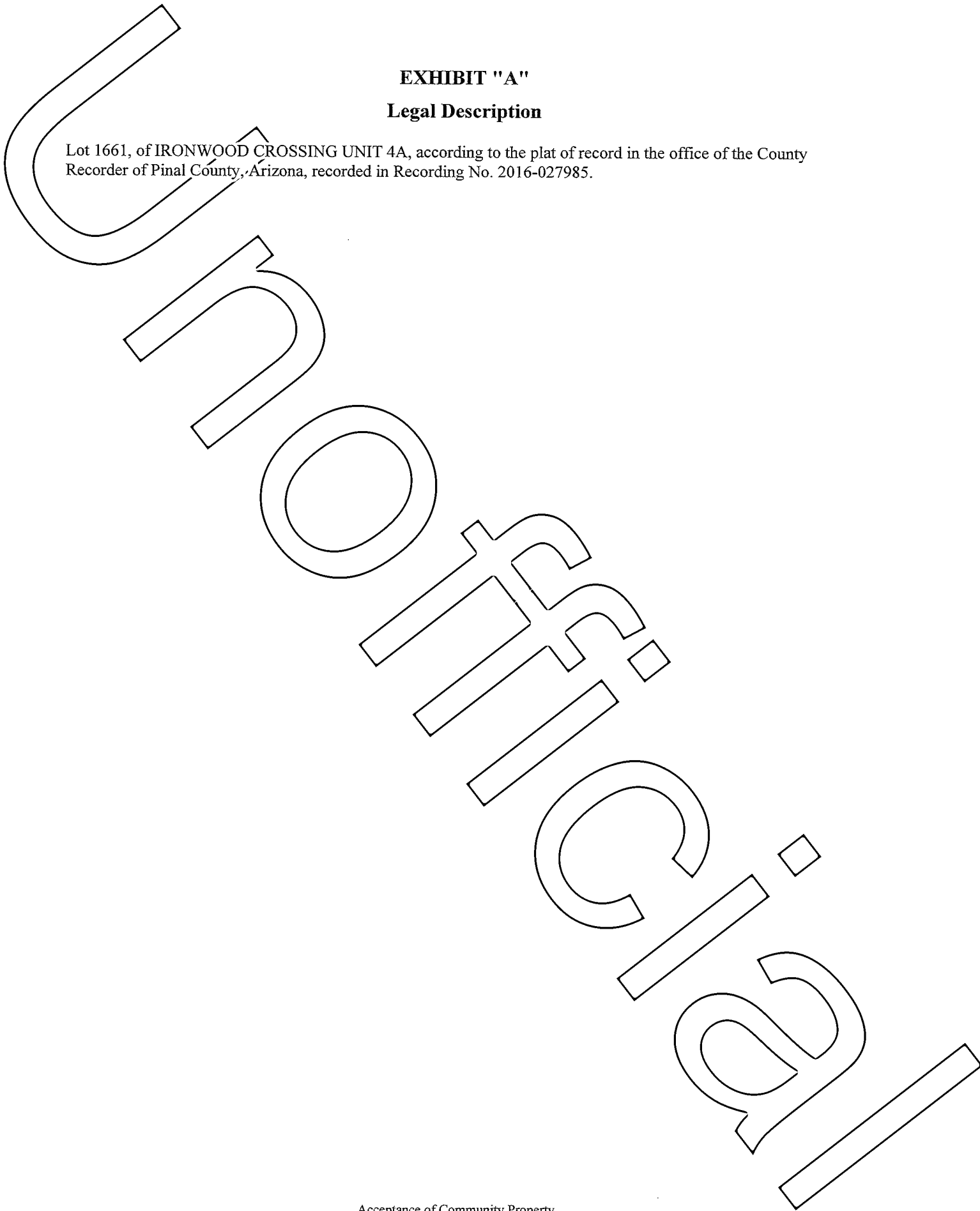
WITNESS my hand and official seal.

\_\_\_\_\_  
FOR NOTARY SEAL OR STAMP



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**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-54-6350  
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:

Joshua S. Campbell  
21685 East Nightingale Drive  
Queen Creek, AZ 85142

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

Christopher F. Frazier and Lori E. Frazier  
1059 W Pagoda Ave  
San Tan Valley AZ 85140

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

4. ADDRESS OF PROPERTY:

1059 West Pagoda Avenue  
San Tan Valley, AZ 85140

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

Christopher F. Frazier and Lori E. Frazier  
1059 W Pagoda Ave  
San Tan Valley AZ 85140

(b) Next tax payment due Oct 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
- 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2023-059354  
RECORD DATE 08/11/2023

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: \$ 585,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2023  
Month / Year

12. DOWN PAYMENT \$ 29,250.00

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):

Buyer and Seller Herein  
Phone: \_\_\_\_\_

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

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 11 day of Aug 2023

Notary Public

Notary Expiration Date MAY 7 2024

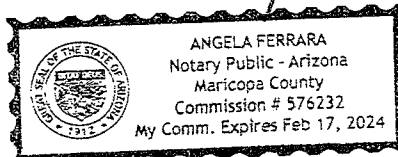
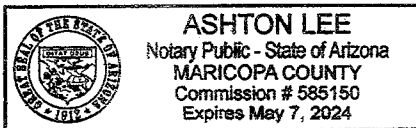
Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 10 day of August 2023

Notary Public

Notary Expiration Date 2/10/2024



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