



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 09/22/2023 0839

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-070317

RECORDING REQUESTED BY:

Navi-Title Agency, PLLC

AND WHEN RECORDED MAIL TO:

Edward David Korman, Jr. and Kellee Lynn Korman
1735 E Parkview Ave
Casa Grande, AZ 85122

ESCROW NO.: 204-02927-LS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

William LeBlanc, a married man, as his sole and separate property, who acquired title as William LeBlanc, an unmarried person

do/does hereby convey to

Edward David Korman, Jr. and Kellee Lynn Korman, 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: September 15, 2023

GRANTOR(S):

William LeBlanc

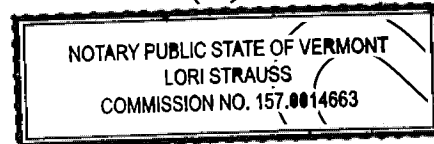
STATE OF Vermont

COUNTY OF Orleans

On September 19, 2023, before me, the undersigned Notary Public, personally appeared William LeBlanc, 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: 1/31/2025

Notary Public

ESCROW NO.: 204-02927-LS

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Edward David Korman, Jr. and Kellee Lynn Korman, 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 September 15, 2023, and executed by **William LeBlanc, a married man, as his sole and separate property, who acquired title as William LeBlanc, an unmarried person** as Grantors, to **Edward David Korman, Jr. and Kellee Lynn Korman, 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: September 15, 2023

Grantee(s):

Edward David Korman, Jr.
Edward David Korman, Jr.

Kellee Lynn Korman
Kellee Lynn Korman

STATE OF AZ
COUNTY OF Maricopa Pinal

On September 20, 2023, before me, the undersigned Notary Public, personally appeared Edward David Korman, Jr. and Kellee Lynn Korman, 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.

FOR NOTARY SEAL OR STAMP

WITNESS my hand and official seal.

My Commission Expires: 11/21/2025

[Signature]
Notary Public

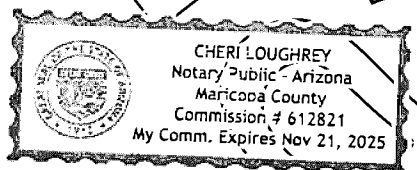


EXHIBIT "A"

LOT 157, OF PARKVIEW II, SIERRA RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET B, SLIDE 4.

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AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2023-070317
RECORD DATE 09/22/2023

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-50-157

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes [] No [x]

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

William LeBlanc
311 Highlander Rd
Greensboro Bend, VT. 05842

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

Edward David Korman, Jr. and Kellee Lynn Korman
1895 N Boulder Court
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

1735 E Parkview Ave
Casa Grande, AZ 85122

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

Edward David Korman, Jr. and Kellee Lynn Korman
1735 E Parkview Ave
Casa Grande, AZ 85122

(b) Next tax payment due: March 1, 2024

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. [] Vacant Land f. [] Commercial or Industrial Use
b. [x] 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. [x] 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.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. [x] Warranty Deed d. [] Contract or Agreement
b. [] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

10. SALE PRICE: \$ 303000 00

11. DATE OF SALE (Numeric Digits): 08 / 2023 Month / Year

12. DOWN PAYMENT \$ 10,795 00

13. METHOD OF FINANCING:

- a. [] Cash (100% of Sale Price) e. [x] New loan(s) from financial institution:
b. [] Barter or trade (1) [] Conventional
c. [] Assumption of existing loan(s) (2) [] VA
d. [x] Seller loan (Carryback) (3) [x] 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 [x]
(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 [x]
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): Navi Title Agency, PLLC
365 E. Germann Rd. Ste. 270
Gilbert, AZ 85297

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 Signed In Counterpart

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

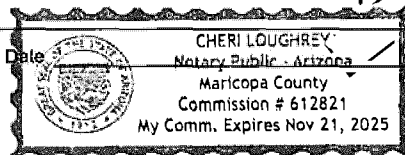
Signature of Buyer / Agent

State of AZ, County of Pinal

Subscribed and sworn to before me on this 20th day of September 20 23

Notary Public

Notary Expiration Date



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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- h Mobile or Manufactured Home
 Affixed Not Affixed
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Month / Year

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- c Assumption of existing loan(s)
- d Seller loan (Carryback)
- e New loan(s) from financial institution
(1) Conventional
(2) VA
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- f Other financing, Specify: _____

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Navi Title Agency, PLLC
385 E Germann Rd Ste 270
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Signature of Seller / Agent _____

State of Vermont County of Orleans

Subscribed and sworn to before me on this 19th day of September 2023

Notary Public _____

Notary Expiration Date 11/31/2025

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent _____

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

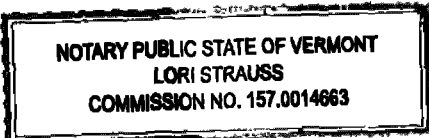


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