



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 09/28/2023 1036

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2023-071945

RECORDING REQUESTED BY  
DRIGGS TITLE AGENCY, INC.  
WHEN RECORDED MAIL TO:  
Praveen Kumar V. Vagicherla and Smitha Vagicherla  
466 East Emerald Drive  
Casa Grande, AZ 85122

ESCROW NO. 23-09-223735AN

## Warranty Deed

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

Michael Angelo Soto and Jon Marie Soto, husband and wife, as community property with right of survivorship,

as GRANTOR(s)

do/does hereby convey to

Praveen Kumar V. Vagicherla and Smitha Vagicherla, husband and wife as community property with right of survivorship,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED  
APN: 504-78-1660

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

Acceptance attached hereto and made a part herewith.

# Warranty Deed

Escrow No. 23-09-223735AN  
APN: 504-78-1660

Grantor(s): **Signed In Counterpart**

Michael Angelo Soto

*Jon Marie Soto*  
Jon Marie Soto

State of ARIZONA

} SS:  
}

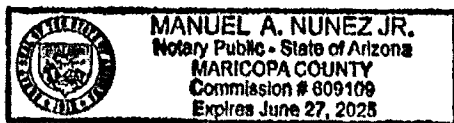
County of PINAL

On 9/25/2023, before me the undersigned Notary Public, personally appeared Michael Angelo Soto and Jon Marie Soto, 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.

Signature *Manuel Nunez*

My Commission Expires: 06/27/2025



Warranty Deed

Escrow No. 23-09-223735AN  
APN: 504-78-1660

Grantor(s):

Michael Angelo Soto  
Michael Angelo Soto  
Signed In Counterpart

~~Jon Marie Soto~~ (BA)

State of ARIZONA

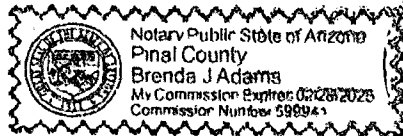
} SS:

County of PINAL

On SEPTEMBER 26, 2023, before me the undersigned Notary Public, personally appeared Michael Angelo Soto and ~~Jon Marie Soto~~, 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.

Signature [Signature] - NOTARY PUBLIC My Commission Expires: 2/28/2025



**EXHIBIT "A"**

Lot 162, of MCCARTNEY RANCH PARCEL 4 AMENDED, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 161.

APN: 504-78-1660

HOFFMAN

# Acceptance of Community Property with Right of Survivorship

Escrow No: 23-09-223735AN

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 Grantee(s) named in that certain Deed attached hereto and which is executed by Jon Marie and Soto Michael Angelo, as Grantor(s), to Praveen Kumar V. Vagicherla and Smitha Vagicherla, as Grantee(s), and which conveys certain premises described as:

**SEE EXHIBIT "A" ATTACHED**

The Grantee(s) named therein are 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 Grantee(s) hereby asserts and affirms 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.

Praveen Kumar V. Vagicherla

Smitha Vagicherla

State of ~~ARIZONA~~ <sup>CA</sup> CALIFORNIA

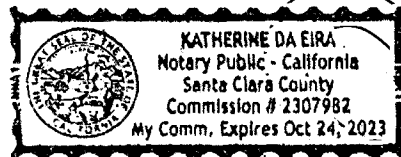
County of ~~PIMAL~~ <sup>CONTRA COSTA</sup> } SS:

On 9/25/23, before me the undersigned Notary Public, personally appeared Praveen Kumar V. Vagicherla and Smitha Vagicherla, 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.

Signature

My Commission Expires:



# Exhibit "A"

Lot 162, of MCCARTNEY RANCH PARCEL 4 AMENDED, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 161.

APN: 504-78-1660

HomeLife

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 504 - 78 - 1660 -  
 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 (no more than four):  
 1. 3, 2. 4

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2023-071945  
 RECORD DATE 09/28/2023

2. Sellers Name and Address  
Michael Angelo Soto and Jon Marie Soto  
1360 East Martha Drive  
Casa Grande AZ 85122

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 Tenacy Deed: f. Other:

3. (a) Buyers Name and Address  
Praveen Kumar V. Vagicherla and Smitha Vagicherla  
3330 Ironwood Drive  
San Ramon CA 94582  
 (b) Are the Buyer and Seller related? Yes No   
 If yes state relationship

10. SALES PRICE	\$425,000.00
11. DATE OF SALE (Numeric Digits): 9 / 23	
12. DOWN PAYMENT	\$106,250.00

4. ADDRESS OF PROPERTY:  
 466 East Emerald Drive  
 Casa Grande AZ 85122

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) FHA (3) VA  
 f. Other financing; Specify:

5. (a) MAIL TAX BILL TO:  
 Praveen Kumar V. Vagicherla  
 466 East Emerald Drive  
 Casa Grande, AZ 85122  
 (b) Next tax payment due March 1, 2024

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% or more? Yes No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$  
 briefly describe the Personal Property:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check  
 Only One Box  
 a. Vacant Land: f. Commercial/Industrial:  
 b.  SFR: g. Agricultural:  
 c. Condo or Townhouse: h. Mobile or Manufactured  
 d. 2-4 Plex: Home: Affixed Not Affixed  
 e. Apartment Building: i. Other Use; Specify:

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

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h  
 in Item 6 above, please check one of the following:  
 To be used as a primary residence.  
 To be rented to someone other than a "qualified family  
 member."  
 Owner occupied not a primary residence.  
 See reverse side for definition of a "primary residence,  
 secondary residence" and "family member"

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address,  
 Phone):  
 Driggs Title Agency, Inc. - 602-589-5300  
 11022 N. 28th Drive Phoenix, AZ 85029

18. LEGAL DESCRIPTION (see attached copy):

Notary Page for Affidavit of Property Value

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]  
Signature of Seller/Agent

[Signature]  
Signature of Buyer/Agent

State of AZ, County Of Maricopa

State of AZ, County Of Maricopa

Subscribed and sworn to before me this 11 day of Sept 2023

Subscribed and sworn to before me this 11 day of Sept 2023

Notary Public [Signature]

Notary Public [Signature]

Notary Expiration Date 10/4/2025

Notary Expiration Date 10/4/2025

DOR FORM 82162 (04/2014)

**FORFIS**

# Exhibit "A"

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