

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Security Title Agency, Inc

DATE/TIME: 03/05/2024 1513
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-016082

WHEN RECORDED MAIL TO:
Sathish Ramasamy
236 E Gemini Pl
Chandler, AZ 85249

Escrow No.: ST76240131
APN: 505-38-589

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,
Rangell Beuhler, who acquired title as Rangell Wallen, and Richard Alvin Beuhler, wife and husband
does hereby convey to

Sathish Ramasamy, a married man as his sole and separate property

the following real property situated in County of Pinal, 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, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.



WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: February 29, 2024

[Signature]

Rangell Beuhler

[Signature]

Richard Alvin Beuhler

STATE OF Arizona

COUNTY OF Pinal

On the 1st day of March, 2024, before me, a Notary Public in and for said State personally appeared Rangell Beuhler and Richard Alvin Beuhler.

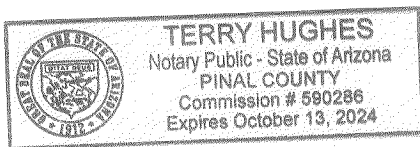
Witness my hand and seal

[Signature]

Notary Public

My Commission Expires: 10/13/2024

(SEAL)



[Large diagonal watermark text]

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **505-38-589**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 3009, of Phase 3, Parcel 7 of Mission Royale, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 60 and Affidavit of correction recorded as Recording No. 2008-085171, of official records.

NOFFICE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-38-589

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? 0

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

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

2. SELLER'S NAME AND ADDRESS:

Rangell Beuhler and Richard Alvin Beuhler
2415 E Santa Ynez Dr
Casa Grande, AZ 85194-9146

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

Sathish Ramasamy
236 E Gemini Pl
Chandler, AZ 85249

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

2415 E Santa Ynez Dr
Casa Grande, AZ 85194-9146

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

Sathish Ramasamy
3
Oct 1 2024

(b) Next tax payment due

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 this 10/13/2024 day of March 20 24
Notary Public _____
Notary Expiration Date 10/13/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-016082
RECORD DATE 03/05/2024

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: \$ 335,000 00

11. DATE OF SALE (Numeric Digits): 02 / 2024
Month / Year

12. DOWN PAYMENT \$ 83,750 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

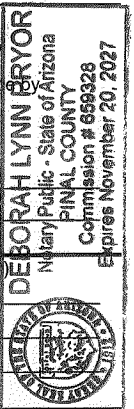
If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number)

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent _____
State of AZ County of Pinal
Subscribed and sworn to before me this 11-20-2027 day of March 20 24
Notary Public _____
Notary Expiration Date 11-20-2027



LEGAL DESCRIPTION

For APN/Parcel ID(s): 505-38-589

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 3009, of Phase 3, Parcel 7 of Mission Royale, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 60 and Affidavit of correction recorded as Recording No. 2008-085171, of official records.

UNOFFICIAL