



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**
Electronically Recorded

DATE/TIME: 05/22/2024 0923
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2024-038337

Recorded at the request of *Clear Title Agency of Arizona*

AND WHEN RECORDED, MAIL TO:
Monica Sweet and Aaron Sweet
1563 Santa Maria Ave
San Jose, CA 95125

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 75240161-tg

WARRANTY DEED

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

John Todd Brooks and Erika Anne Brooks, husband and wife, as joint tenants with right of survivorship, the GRANTOR

does hereby convey to

Monica Sweet and Aaron Sweet, wife and husband, as community property with right of survivorship, the GRANTEE.

the following real property situated in **PINAL** County, Arizona:

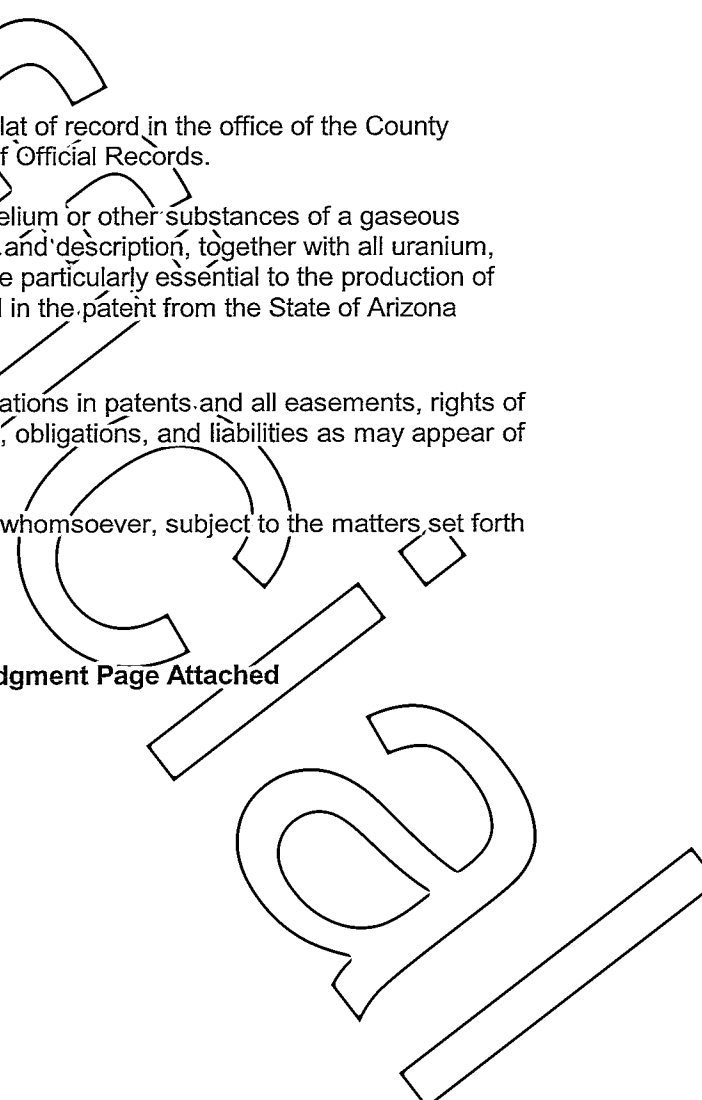
Lot 36, of PERALTA CANYON PARCEL 8, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Fee No. 2020-047905 of Official Records.

Except 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other materials which may be determined to be particularly essential to the production of fissionable materials as provided by ARS 37-231, as reserved in the patent from the State of Arizona recorded in Docket 1619, Page 798.

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.

See Signatures and Notary Acknowledgment Page Attached



Escrow No.: 75240161-tg

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof

Dated: April 26, 2024

John Todd Brooks

Erika Anne Brooks

STATE OF ARIZONA

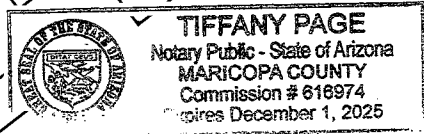
COUNTY OF Pinal)
) SS

Subscribed and sworn to before me this 21st day of May, 20 24, by John Todd Brooks and Erika Anne Brooks.

In witness whereof I hereunto set my hand and official seal.

Tiffany Page
Notary Public

My Commission Expires: 12/01/2025



Large diagonal watermark text: "ARIZONA"

Escrow No.: 75240161-tg

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

This Acceptance is to be attached to that particular Warranty Deed dated April 26, 2024 by and between

John Todd Brooks and Erika Anne Brooks, as Grantors, and

Monica Sweet and Aaron Sweet, as Grantees.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Dated: May 16, 2024

monica sweet

Monica Sweet

Aaron Sweet

Aaron Sweet

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ARIZONA ^{CA} }
COUNTY OF Santa Clara } SS

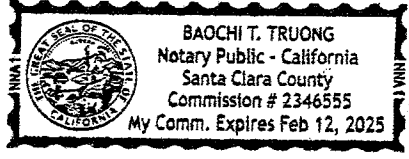
Subscribed and sworn to before me this 17th day of May, 2024, by Monica Sweet and Aaron Sweet.

In witness whereof I hereunto set my hand and official seal.

[Handwritten Signature]

Notary Public

My Commission Expires: 02/12/2025



[Large diagonal watermark text: 'Official Seal' and 'S' with a line]

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-09-5360 4
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

John Todd Brooks and Erika Anne Brooks
11962 E Amanda Rd
Gold Canyon, AZ 85118

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

Monica Sweet and Aaron Sweet
1563 Santa Maria Ave
San Jose, CA 95125

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

4. ADDRESS OF PROPERTY:

11962 E Amanda Rd
Gold Canyon, AZ 85118

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

Monica Sweet and Aaron Sweet
1563 Santa Maria Ave
San Jose, CA 95125
(b) Next tax payment due: October 1, 2024

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 _____ County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____
DOR FORM 82162 (02/2019)

Signed in Counterpart

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2024-038337
RECORD DATE 05/22/2024

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: \$ 665,000 00

11. DATE OF SALE (Numeric Digits): 04 / 2024
Month / Year

12. DOWN PAYMENT \$ 665,000 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:
\$ _____ 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: _____

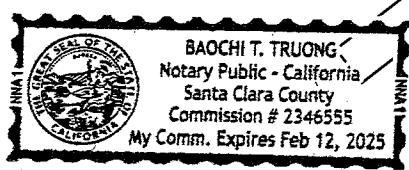
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Clear Title Agency of Arizona
1075 S Idaho Rd Ste.106 B, Apache Junction, AZ 85119
(480)278-8475

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent _____
State of CA County of Santa Clara
Subscribed and sworn to before me on this 17 day of May 20 24
Notary Public _____
Notary Expiration Date 02/12/2025



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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d. 2-4 Plex i. Other Use; Specify: _____
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Clear Title Agency of Arizona
1075 S Idaho Rd Ste 106 B, Apache Junction, AZ 85119
(480)278-8475

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Signature of Seller / Agent _____
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 21st day of May 20 24
Notary Public Tiffany Page
Notary Expiration Date 12/01/2025

Signature of Buyer / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20 _____
Notary Public _____
Notary Expiration Date _____

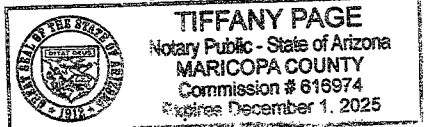


EXHIBIT "A"

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WORLDWIDE