



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 06/04/2024 1135

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2024-042187

RECORDING REQUESTED BY:

Parkway Title Agency

AND WHEN RECORDED MAIL TO:

Satwinder Grewal and Gurinder Grewal
1230 Hillwood Loop
Lincoln, CA 95648

ESCROW NO.: AZ-24050081-CMP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

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

WJH SALES OF AZ LLC, an Arizona limited liability company

do/does hereby convey to

Satwinder Grewal and Gurinder Grewal, wife and husband, as community property with right of survivorship

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

Lot 364 of Cross Creek Ranch 1 Phases 1-5, according to the plat of record in Cabinet G, Slide 53, Official Records of Pinal County, Arizona.

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 hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

GRANTOR(S):

WJH SALES OF AZ LLC, an Arizona limited liability company

BY: [Signature]
Authorized Signer

STATE OF ARIZONA

County of MARICOPA

The foregoing instrument was acknowledged before me this 6 day of June,
2024, by Brittany Ramage, Authorized Signatory of WJH SALES OF AZ LLC, an Arizona limited liability company.

[Signature]
Notary Public

My Commission Expires: 3/1/26



WJH SALES OF AZ LLC

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

Satwinder Grewal and Gurinder Grewal, wife and husband, as community property with right 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 , and executed by **WJH SALES OF AZ LLC, an Arizona limited liability company** as Grantors, to **Satwinder Grewal and Gurinder Grewal, wife and husband, as community property with right of survivorship** as Grantees, and which conveys certain premises described as:

Lot 364 of Cross Creek Ranch 1 Phases 1-5, according to the plat of record in Cabinet G, Slide 53, Official Records of Pinal County, Arizona.

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.

WJH SALES

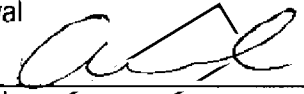
ESCROW NO.: AZ-24050081-CMP

Dated: ^{June} May 3 2024

GRANTEE(S):



Satwinder Grewal



Gurinder Grewal

STATE OF ARIZONA

COUNTY OF

The foregoing instrument was acknowledged before me this _____ of May, 2024, by Satwinder Grewal and Gurinder Grewal, wife and husband

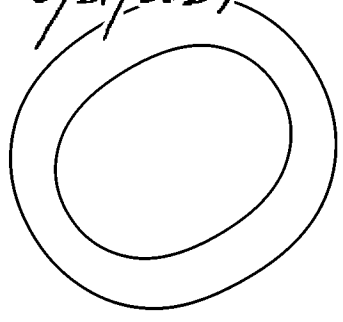
FOR NOTARY SEAL OR STAMP

Notary Public

My Commission Expires: 06/21/2027

(SEAL)

*See attached
CWW*



CPWROS

CPWROS

CPWROS

ACKNOWLEDGMENT

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 California

County of PLACER

On 06/03/2024 before me, CAROLINE HIROKO WONG

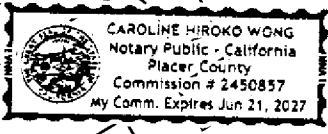
A Notary Public personally appeared SATWINDER GREWAL AND GURINDER GREWAL

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Caroline Hiroko Wong



(Seal)

Large diagonal watermark text reading 'CAROLINE HIROKO WONG' and 'NOTARY PUBLIC' is visible across the bottom right portion of the page.

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 364 of Cross Creek Ranch 1 Phases 1-5, according to the plat of record in Cabinet G, Slide 53, Official Records of Pinal County, Arizona.

UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL
FEE NO: 2024-042187
RECORD DATE: 06/04/2024

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 209-40-3640

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

WJH SALES OF AZ LLC, an Arizona limited liability company
2325 Lakeview Parkway, Suite 600
Alpharetta, GA 30009

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

Satwinder Grewal and Gurinder Grewal
1230 Hillwood Loop
Lincoln, CA 95648

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

4. ADDRESS OF PROPERTY:

1158 N LARAT LN
Coolidge, AZ 85128

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

Satwinder Grewal and Gurinder Grewal
1158 N LARAT LN
Coolidge, AZ 85128
(b) Next tax payment due: October 1, 2024

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

a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
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. 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 ARIZONA, County of MARICOPA
Subscribed and sworn to before me on this 30 day of June 2024
Notary Public
Notary Expiration Date 3-26-26

DOR FORM 82162 (01/2024)
OAKLEY KRAHENBUHL
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 628293
My Comm. Exp. March 1, 2026

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 Tenancy Deed f. Other:

10. SALE PRICE:

\$ 255,000 00

11. DATE OF SALE (Numeric Digits):

05 / 2024
Month / Year

12. DOWN PAYMENT

\$ 63,750 00

13. METHOD OF FINANCING:

a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
b. Barter or trade
c. Assumption of existing loan(s)
d. Seller loan (Carryback) 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):

Parkway Title Agency
7702 E Doubletree Ranch Road, Suite 140
Scottsdale, AZ 85258

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent
State of ARIZONA, County of MARICOPA
Subscribed and sworn to before me on this 30 day of June 2024
Notary Public
Notary Expiration Date 3-26-26

OAKLEY KRAHENBUHL
NOTARY PUBLIC - ARIZONA
Maricopa County
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