

RECORDED ELECTRONICALLY
BY CHICAGO TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Chicago Title Agency, Inc.

DATE/TIME: 07/24/2024 1553
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2024-055848

WHEN RECORDED MAIL TO:
Klint Price and Heather Price
9855 E Southern Ave, 52110
Mesa, AZ 85208

Escrow No.: CT313240389-SH
APN: 204-38-355

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,

William L Karns and Jennifer H Karns, as Trustees, or their successors in trust, under The Karns Family Living Trust, Dated Jun 30, 2022

does hereby convey to

Klint Arthur Price and Heather Price, husband and wife as community property with right of survivorship

the following real property situated in County of Pinal, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Trust Disclosure-Grantor

In Compliance with ARS 33-404, Beneficiaries for the Grantor's Trust is:

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: July 23, 2024

The Karns Family Living Trust, Dated Jun 30, 2022

BY: *William L Karns*
William L Karns
Trustee

BY: *Jennifer H Karns*
Jennifer H Karns
Trustee

State of ARIZONA

County of PINAL

This instrument was acknowledged before me on this 24 day of July 2024, by William L Karns and Jennifer H Karns, as Trustees, or their successors in trust, under The Karns Family Living Trust, Dated Jun 30, 2022.

[Signature]

Notary Public
My Commission Expires: 8/31/2025

[SEAL]



BARBARA WOJTYNA
Notary Public - Arizona
Maricopa Co. / 8608963
Expires 08/31/2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 204-38-355

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

Lot 155, of RePlat of Carter Ranch, according to the Map of record in the office of the County Recorder of Pinal County, Arizona in Cabinet E of Maps, Slide 60.

UNOFFICIAL

**TRUST DECLARATION
(Disclosure of Beneficiaries)**

Date: July 23, 2024
Escrow No.: CT313240389-SH

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated (June 30, 2022) are as follows:

Name: Williams & Krens

Address: 4003 Sam Ray Lane Sun Tan Valley AZ 85143

Name: Karen Krens

Address: 4003 Sam Ray Lane Sun Tan Valley AZ 85143

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

(This document will be recorded at the Close of Escrow attached to the Deed)

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP

Escrow No.: CT313240389-SH

Klint Price and Heather Price, husband and wife as community property with right of survivorship each state that:
They have offered to purchase the real property situated in Pinal County described as follows:


SEE-EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.


By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

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

Dated: July 23, 2024



Klint Price




Heather Price

STATE OF AZ

COUNTY OF Maricopa

On the 21 day of July, 2024, before me, a Notary Public in and for said State, personally appeared Klint Price and Heather Price.

Witness my hand and seal



Notary Public

My Commission Expires: 03/31/2025

(SEAL)



BARBARA WOJTYNA
Notary Public - Arizona
Maricopa Co. / #608963
Expires 03/31/2025

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UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-38-355

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:

William L Karns and Jennifer H Karns, as Trustees, or their successors in trust, under The Karns Family Living Trust, Dated Jun 30, 2022

224 S Cactus St

Coolidge, AZ 85128-9015

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

Klint Price and Heather Price

9855 E Southern Ave, 52110

Mesa, AZ 85208

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

224 S Cactus St

Coolidge, AZ 85128-9015

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

Klint Price and Heather Price

9855 E Southern Ave, 52110

Mesa, AZ 85208

(b) Next tax payment due 10/24

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.

William L Karns
Signature of Seller / Agent

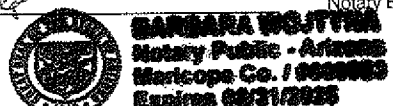
State of AZ, County of Maricopa

Subscribed and sworn to before me this 24 day of July 2024

Notary Public [Signature]

Notary Expiration Date 8/31/2025

DOR FORM 82162 (02/2019)



COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2024-055848
07/24/2024

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: \$ 313,100 00

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

12. DOWN PAYMENT \$ 313,100 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

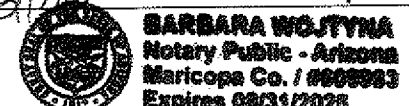
[Signature]
Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me this 24 day of July 2024

Notary Public [Signature]

Notary Expiration Date 8/31/2025



LEGAL DESCRIPTION

For APN/Parcel ID(s): 204-38-355

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W
O
R
L
D
S

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For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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Signature of Seller / Agent: [Signature]

State of AZ County of Maricopa

Subscribed and sworn to before me this 24 day of July 20 24

Notary Public: [Signature]

Notary Expiration Date: 8/31/2025



BARBARA WOJTYNA
Notary Public - Arizona
Maricopa Co. / #66993
Expires 08/31/2025



BARBARA WOJTYNA
Notary Public - Arizona
Maricopa Co. / #66993
Expires 08/31/2025

FOR RECORDER'S USE ONLY

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