



OFFICIAL RECORDS OF
 PINAL COUNTY RECORDER
 Dana Lewis
 Electronically Recorded

RECORDING REQUESTED BY
 AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

AMRINDER SANDHU AND CHARANJIT K. SANDHU
 1433 WEST NECTARINE AVENUE
 SAN TAN VALLEY, AZ, 85140

DATE/TIME: 07/31/2024 1155
 FEE: \$30.00
 PAGES: 2
 FEE NUMBER: 2024-057918

Escrow #: 246475-052

2/3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Douglas L. Gates, a widower,
 do/does hereby convey to

~~Amrinder Sandhu, a married man as his sole and separate property and Charanjit K. Sandhu, an unmarried woman,~~ and *Amrinder Sandhu and Manjuneet Benipal, husband and wife*
 the following real property situated in Pinal County, Arizona:

Lot 1531, of IRONWOOD CROSSING UNIT 3C, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2012-081598.

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.

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

24th day of July, 2024

GRANTOR(S):

Douglas L. Gates

 Douglas L. Gates

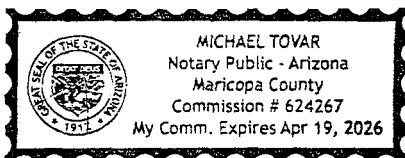
State of Arizona
 County of Maricopa

On this 24 day of July, 2024, before me personally appeared Douglas L. Gates, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

 Notary Public

My commission expires on 9/19/2026

(Affix notary seal here)



ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Escrow #: 246475-052

THAT certain deed dated July 29, 2024, Wherein

Douglas L. Gates, a widower, Grantor(s),

convey to

Amrinder Sandhu and Manpuneet Benipal, husband and wife and Charanjit K. Sandhu, an unmarried woman, Grantee(s),

THAT each for himself or herself and jointly, but not for the other, affirm that the undersigned have offered to purchase the real property situated in Pinal County, Arizona, described as follows:

Lot 1531, of IRONWOOD CROSSING UNIT 3C, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2012-081598.

THAT each of the undersigned individually and jointly as such Grantee hereby declare that is it their intention to accept such conveyance as joint tenants with right of survivorship, not as tenants in common, not as a community property estate and not as community property with right of survivorship.

THAT by the execution and delivery of this Acceptance of Joint Tenancy with Right of Survivorship, the undersigned intend to evidence their acceptance of said deed/as joint tenancy with right of survivorship, and hereby direct and authorize this attachment to be attached to said deed, and to be recorded in the public record.

Dated: July 29, 2024

GRANTEE(S):

Amrinder Sandhu

Manpuneet Benipal

Charanjit K. Sandhu

Date: 7/29/24

State of Arizona

County of Maricopa

On this 29th day of July, 2024, before me personally appeared Amrinder Sandhu, Manpuneet Benipal, and Charanjit K. Sandhu, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Carrie Hinton
Notary Public

My commission expires on 10/21/27



(Affix notary seal here)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-53-5550
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 (attach list if necessary):

(1) (2) (3) (4) []

2. SELLER'S NAME AND ADDRESS:

Douglas L. Gates
8701 E Cheery Lynn Rd
Scottsdale, AZ 85251

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

Amrinder Sandhu, Manpuneet Benipal, and Charanjit K. Sandhu
4248 E. Page Ave.
Gilbert, AZ 85234

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

4. ADDRESS OF PROPERTY:

1433 West Nectarine Avenue
San Tan Valley, AZ 85140

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

Amrinder Sandhu, Manpuneet Benipal, and Charanjit K. Sandhu
1433 West Nectarine Avenue
San Tan Valley, AZ 85140

(b) Next tax payment due 10-01-2024

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) [Signature]
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 24th day of July, 2024.
Notary Public [Signature]
Notary Expiration Date 10/21/27

Signature of Buyer (Agent) [Signature]
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 24th day of July, 2024.
Notary Public [Signature]
Notary Expiration Date 10/21/27



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-057918
RECORD DATE 07/31/2024

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: \$417,500.00

11. DATE OF SALE (Numeric Digits): 07/2024
Month / Year

12. DOWN PAYMENT \$144,000.00

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: \$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: none

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

EXHIBIT "A"
Legal Description

Lot 1531, of IRONWOOD CROSSING UNIT 3C, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2012-081598.

IRONWOOD CROSSING