



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/08/2024 1125

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-059987

RECORDING REQUESTED BY:
Capital Title Agency LLC

AND WHEN RECORDED MAIL TO
Phillip Kaelan Grace and Cordell Okimura
1915 East Omega Drive
San Tan Valley, AZ 85143

ESCROW NO.: 846-22127-CL

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Carlos R. Reynoso and Sherry Reynoso, husband and wife

do/does hereby convey to
Phillip Kaelan Grace, an unmarried man, and Cordell Okimura, a single man, as tenants in
common

the following real property situated in Pinal County, 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, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities
as may appear of record. And I or we do warrant the title against all persons whomsoever, subject
to the matters set forth above.

SIGNATURE PAGE FOLLOWS

Dated this 31st day of July, 2024.

Carlos R. Reynoso
Carlos R. Reynoso

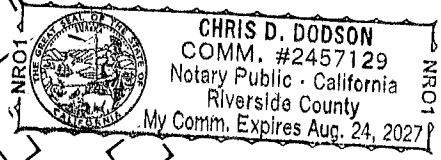
Sherry Reynoso
Sherry Reynoso

STATE OF California
COUNTY OF San Bernardino

On this 3 day of August, 2024, before me personally appeared Carlos R Reynoso and Sherry Reynoso, 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.

(seal)
[Affix Seal Here]

[Signature]
Notary Public



ESCALANTE

EXHIBIT "A"
Legal Description

Lot 927, of JOHNSON RANCH UNIT 4D AND 4F, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 45;

EXCEPT all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, uranium, thorium or any other material which is or may be determined to be essential to the production of fissionable materials, whether or not of commercial value as set forth in Arizona Revised Statutes.

Johnson's

ACCEPTANCE OF TENANTS IN COMMON

Escrow, No.: 846-22127-CL

THAT CERTAIN DEED DATED 8th day of August, 2024, Wherein

Carlos R. Reynoso and Sherry Reynoso, husband and wife

as Grantors, convey to

Phillip Kaelan Grace, an unmarried man, and Cordell Okimura, a single man, as tenants in common

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


Lot 927, of JOHNSON RANCH UNIT 4D AND 4F, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 45;

EXCEPT all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, uranium, thorium or any other material which is or may be determined to be essential to the production of fissionable materials, whether or not of commercial value as set forth in Arizona Revised Statutes.

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

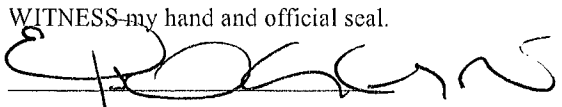
That by the execution and delivery of this "Acceptance of Tenants in Common" the undersigned intend to evidence their acceptance of said deed as tenants in common, and hereby direct and authorize this attachment to be attached to said deed, and to be recorded in the public record.

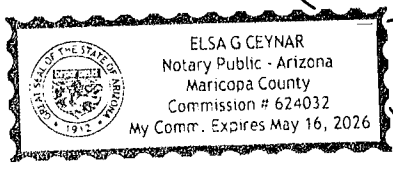

Phillip Kaelan Grace


Cordell Okimura

State of Arizona
County of Maricopa

On August 7th 2024 before me, the Undersigned, a Notary Public in and for said County and State, personally appeared Phillip Kaelan Grace and Cordell Okimura personally known to me (or 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.

WITNESS my hand and official seal.




FOR NOTARY SEAL OR STAMP

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-66-927
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? N/A

Please list the additional parcels below (attach list if necessary):
(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Carlos R. Reynoso and Sherry Reynoso
2546 Cliff Road
Upland, CA 91784

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

Phillip Kaelan Grace and Cordell Okimura
11521 East Unity Avenue
Mesa, AZ 85212

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

4. ADDRESS OF PROPERTY:

1915 East Omega Drive
San Tan Valley, AZ 85143

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

Phillip Kaelan Grace and Cordell Okimura
1915 East Omega Drive
San Tan Valley, AZ 85143

(b) Next tax payment due 10/2024

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION **PINAL**
 FEE NO **2024-059987**
 RECORD DATE **08/08/2024**

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: \$ **375,000.00**

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

12. DOWN PAYMENT \$ **6,793.00**

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from Financial Institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify:
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

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):

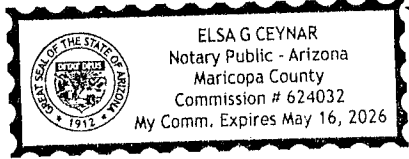
Buyer and Seller Herein
1915 East Omega Drive, San Tan Valley, AZ 85143
Phone: / / / / /

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Carlos R. Reynoso Sherry Reynoso
 Signature of Seller / Agent
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

Phillip Kaelan Grace Cordell Okimura
 Signature of Buyer / Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 7 day of Aug 2024
 Notary Public *Elsa G Ceynar*
 Notary Expiration Date May 16th 2025



CALIFORNIA JURAT

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 San Bernardino

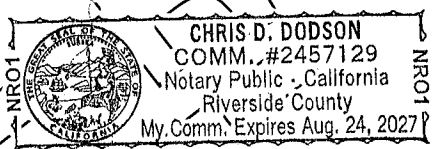
Subscribed and sworn to (or affirmed) before me on this 3 day of August, 2024
Date Month Year

by Carlos R. Reynoso & Sherry Reynoso

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: 
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Johnson Ranch, Inc.