



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 11/22/2024 1521

FEE: \$30.00

PAGES: 7

FEE NUMBER: 2024-090446

RECORDING REQUESTED BY:

Parkway Title Agency

AND WHEN RECORDED MAIL TO:

Eric Passey and Melissa Nardini
18133 E El Buho Pequeno
Gold Canyon, AZ 85118

ESCROW NO.: **AZ-24100065-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

Eric Passey and Melissa Nardini, husband and wife, as community property with right of survivorship

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 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.

Dated: November 20, 2024

Accepted and approved:

GRANTEE(S):


Eric Passey


Melissa Nardini

STATE OF ARIZONA

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 20th of November, 2024, by Eric Passey and Melissa Nardini, husband and wife


Notary Public

My Commission Expires: NOV. 8, 2027

(SEAL)



DUPLICATE

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 22 day of NOV, 2024, by Brittany Ramage, Authorized Signatory of WJH SALES OF AZ LLC, an Arizona limited liability Company.

[Signature]

Notary Public

My Commission Expires: 03/29/2028

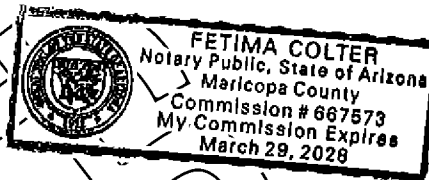


EXHIBIT "A"

LOT 229 OF ARIZONA CITY UNIT SEVEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 15 OF MAPS, PAGE 27.

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

Eric Passey and Melissa Nardini, husband and wife, 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 November 20, 2024, and executed by **WJH SALES OF AZ LLC, an Arizona limited liability company** as Grantors, to **Eric Passey and Melissa Nardini, husband and wife, as community property with right of survivorship** as Grantees, and which conveys certain premises described as:

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

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.

OFFICIALS

ESCROW NO.: AZ-24100065-CMP

Dated: November 20, 2024

GRANTEE(S):

Eric Passey
Eric Passey

Melissa Nardini
Melissa Nardini

STATE OF ARIZONA

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 20 of November, 2024, by Eric Passey and Melissa Nardini, husband and wife

[Signature]
Notary Public

FOR NOTARY SEAL OR STAMP

My Commission Expires: Nov 8, 2027

(SEAL)



Large diagonal watermark text: "CPWROS"

ESCROW NO.: AZ-24100065-CMP

EXHIBIT "A"

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HomeLife

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 408-18-2290

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:

Eric Passey and Melissa Nardini
18133 E El Buho Pequeno
Gold Canyon, AZ 85118

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

4. ADDRESS OF PROPERTY:

9146 W Reventon Dr
Arizona City, AZ 85123

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

Eric Passey and Melissa Nardini
9146 W Reventon Dr
Arizona City, AZ 85123

(b) Next tax payment due: March 1, 2025

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
i. Other Use; Specify: _____
d. 2-4 Plex
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 22 day of NOV 2024

Notary Public

Notary Expiration Date 3.1.26

Signature of Buyer / Agent

State of Arizona

County of Maricopa

Subscribed and sworn to before me on this 22 day of NOV 2024

Notary Public

Notary Expiration Date 3.1.26



OAKLEY KRAHENBUHL
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 628293
My Comm. Exp. March 1, 2026



OAKLEY KRAHENBUHL
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 628293
My Comm. Exp. March 1, 2026

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-090446
RECORD DATE 11/22/2024

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: \$ 239,990 00

11. DATE OF SALE (Numeric Digits): 10 / 2024
Month / Year

12. DOWN PAYMENT \$ 4,348 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
(3) FHA
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 240
Scottsdale, AZ 85258

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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LOT 229 OF ARIZONA CITY UNIT SEVEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 15 OF MAPS, PAGE 27.

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