



RECORDING REQUESTED BY:

Security Title Agency, Inc

DATE/TIME: 01/16/2025 0845

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-003414

WHEN RECORDED MAIL TO:

John A Smolk and Carol J Smolk, Trustees of The
Smolk Family Trust, dated December 16, 2016
340 S Orange Grove Blvd
Pasadena, CA 91105

Escrow No.: ST61240969-MW

APN: 109-53-061

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,

Jean Francois Cazes and Claire Lachance, husband and wife as community property with right of survivorship

does hereby convey to

John A Smolk and Carol J Smolk, Trustees of The Smolk Family Trust, dated December 16, 2016

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

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

Trust Disclosure-Grantee

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

John A Smolk and Carol J Smolk

340 S Orange Grove Blvd., Pasadena, CA 91105

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.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 109-53-061

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

Lot 621, Shea Homes at Johnson Farms Neighborhood 3, according to Recording No. 2012-094793, and thereafter Affidavit of Correction recorded January 11, 2013 in Recording No. 2013-003018, Pinal County, Arizona.

Johnson Farms

WARRANTY DEED
(continued)

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

Dated: January 3, 2025

Jean François Cazes
Jean François Cazes

Claire Lachance
Claire Lachance

STATE OF AZ

COUNTY OF maricopa

On the 9th day of Jan, 2025, before me, a Notary Public in and for said State, personally appeared Jean François Cazes and Claire Lachance.

Witness my hand and seal

Mark C. Woodworth
Notary Public



My Commission Expires: Sept. 27, 2025

(SEAL)

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-53-061
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:

Jean Francois Cazes and Claire Lachance
1449 E Verde Blvd
Queen Creek, AZ 85140-5383

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

John A Smolk and Carol J Smolk, Trustees of The Smolk Family Trust, dated December 16, 2016
340 S Orange Grove Blvd
Pasadena, CA 91105

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1449 E Verde Blvd
Queen Creek, AZ 85140-5383

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

The Smolk Family Trust, dated December 16, 2016
340 S Orange Grove Blvd
Pasadena, CA 91105

(b) Next tax payment due October 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
 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 [Signature]
State of AZ County of Maricopa
Subscribed and sworn to before me this 14 day of Jan 20 25
Notary Public [Signature]
Notary Expiration Date May 24, 2025



COUNTY OF RECORDATION PINAL
FEE NO 2025-003414
RECORD DATE 01/16/2025

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: \$ 845,000 00

11. DATE OF SALE (Numeric Digits): 12 / 2024
Month / Year

12. DOWN PAYMENT \$ 845,000 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 f. Other financing; Specify: _____
- 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: \$ 0 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 of Buyer / Agent [Signature]
State of AZ County of Maricopa
Subscribed and sworn to before me this 14 day of Jan 20 25
Notary Public [Signature]
Notary Expiration Date May 24, 2025



LEGAL DESCRIPTION

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Johnson Farms