



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 03/03/2025 1426

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-015762

**RECORDING REQUESTED BY:**

Security Title Agency, Inc

**WHEN RECORDED MAIL TO:**

John A Smolk and Carol J Smolk, Trustees of  
The Smolk Family Trust, dated December 16, 2016  
1449 E Verde Blvd  
Queen Creek, AZ 85140

Escrow No.: ST61240969-MW

Space above this line for Recorder's Use

**CAPTION HEADING:**

**RE-RECORDING**

**AFFIDAVIT OF PROPERTY VALUE**

Recording #2025-003414, Recording Date 01/16/2025

to correct section 5. (a) Mail Tax Bill to  
1449 E Verde Blvd., Queen Creek, AZ 85140  
and to correct section 7., box a. to be checked,  
To be used as a primary residence

**DO NOT REMOVE**

This is part of the official document.



DATE/TIME: 01/16/2025 0845  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2025-003414

RECORDING REQUESTED BY:  
Security Title Agency, Inc

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.

NOFFICE

**RECORDING REQUESTED BY:**

Security Title Agency, Inc

COUNTY OF RECORDATION

PINAL

FEE NO

2025-015762

RECORD DATE

03/03/2025

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**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
- 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.

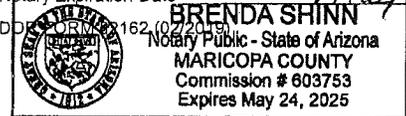
Signature of Seller / Agent [Signature]

State of 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
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim 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)
- 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 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**

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

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Johnson Farms

UNOFFICIAL

Fee# 2025-003414

This document is a full, true and correct copy of the original recorded in this office.

Attest: 02/18/2025

Darla Lewis,  
Pinal County Recorder,  
State of Arizona, County of Pinal

By Erin Bogar Deputy

