



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

Recorded at the request of *Clear Title Agency of Arizona*

**AND WHEN RECORDED MAIL TO:**

Paul T. Watkins, Sr., Jerilyn Watkins, Christopher Watkins, and James Watkins  
36302 W Cartegna Ln  
Maricopa, AZ 85138

DATE/TIME: 06/13/2025 1652

FEE: \$30.00

PAGES: 7

FEE NUMBER: 2025-048360

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 70250520-1a

**WARRANTY DEED**

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

**David A. Geron and Jennifer D. Geron, husband and wife, the GRANTOR**

does hereby convey to

**Paul T. Watkins, Sr. and Jerilyn Watkins, married to each other and Christopher Watkins, a single person and James Watkins, a single person, the GRANTEE,**

the following real property situated in **PINAL** County, Arizona:

Lot 64, of TORTOSA-NW PARCEL-12, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, slide 99 and certificates of correction recorded as 2005-018363 of Official Records and as 2005-062202 of Official Records.

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

**See Signatures and Notary Acknowledgment Page Attached**

Escrow No.: 70250520-1a

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof

Dated: May 5, 2025

Signed in Counterpart

David A. Geron

*David A. Geron*

Jennifer D. Geron

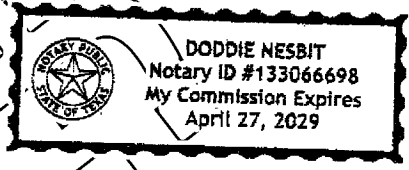
STATE OF ARIZONA <sup>Texas PN</sup> }  
COUNTY OF Nolan } SS

Subscribed and sworn to before me this 11<sup>th</sup> day of JUNE 20 25, by David PN  
A. Geron and Jennifer D. Geron.

In witness whereof I hereunto set my hand and official seal.

*Doddie Nesbit*  
Notary Public

My Commission Expires: 04-27-2029



*DUPLICATE*

Escrow No.: 70250520-1a

**Signatures and Notary Acknowledgment Page**

See acceptance attached hereto and by this reference made a part hereof

Dated: May 5, 2025

David A. Geron

Signed in Counterpart

Jennifer D. Geron

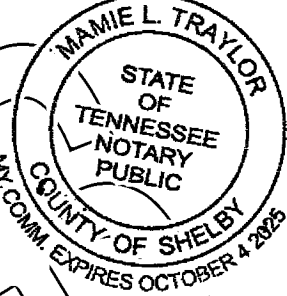
STATE OF ~~ARIZONA~~ <sup>mt. Tennessee</sup> }  
COUNTY OF SHELBY } <sup>ISS</sup>

Subscribed and sworn to before me this 10 day of JUNE 2025, by David A. Geron and Jennifer D. Geron.

In witness whereof I hereunto set my hand and official seal.

Mamie L. Traylor  
Notary Public

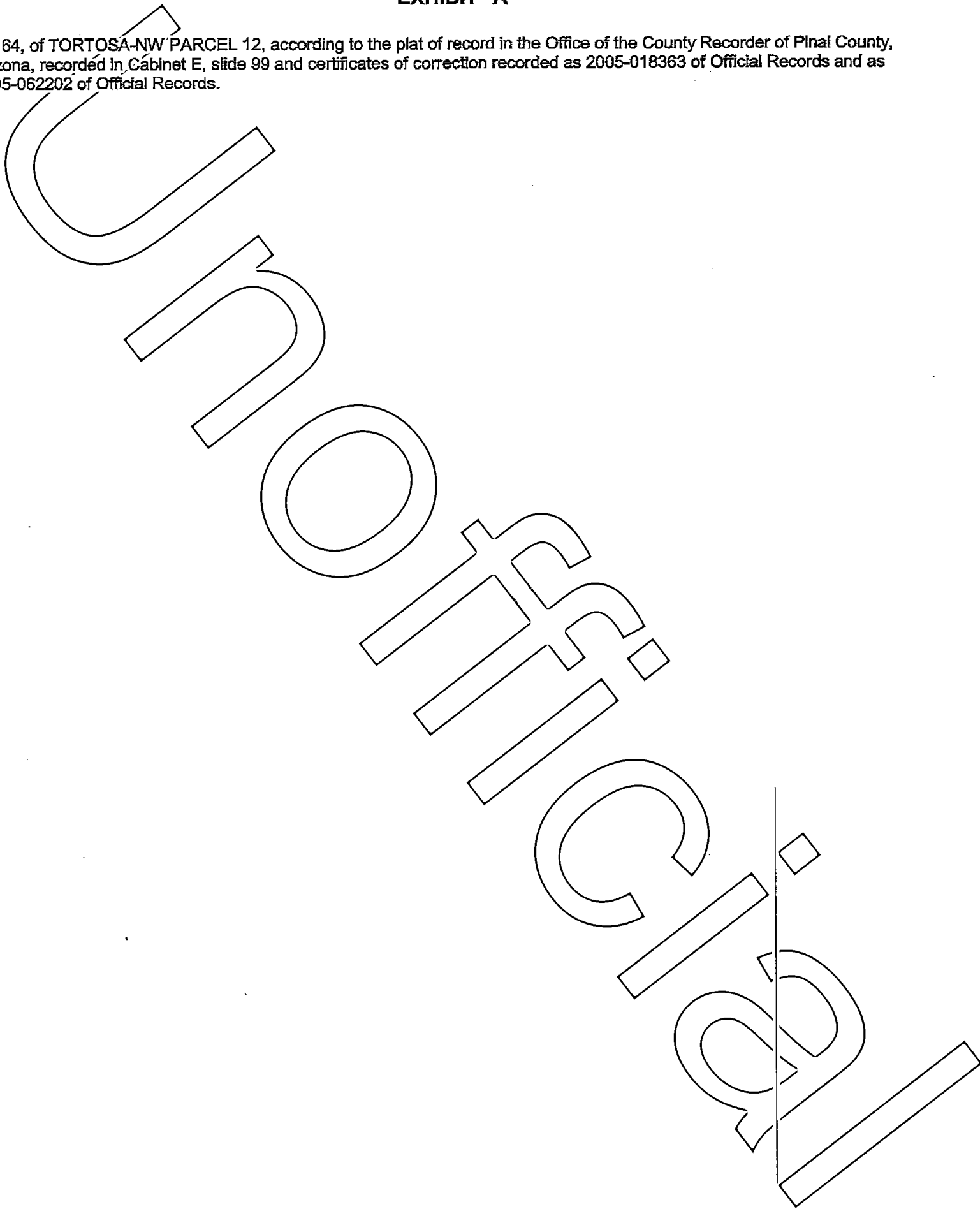
My Commission Expires: 10/04/2025



**DUPLICATE**

**EXHIBIT "A"**

Lot 64, of TORTOSA-NW PARCEL 12, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, slide 99 and certificates of correction recorded as 2005-018363 of Official Records and as 2005-062202 of Official Records.



Escrow No.: 70250520-la

### ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to that particular Warranty Deed dated May 5, 2025 by and between

**David A. Geron and Jennifer D. Geron, as Grantors, and**

**Paul T. Watkins, Sr., Jerilyn Watkins, husband and wife, Christopher Watkins, and James Watkins,  
as Grantees.**


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

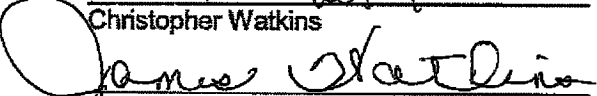
That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as joint tenancy with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy with Right of Survivorship" together with such deed.

Dated: June 11, 2025

  
Paul T. Watkins, Sr.

  
Jerilyn Watkins

  
Christopher Watkins

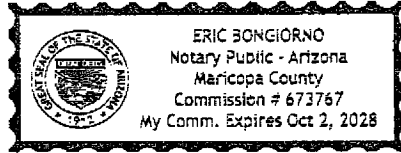
  
James Watkins

STATE OF ARIZONA }  
COUNTY OF Maricopa } JSS

Subscribed and sworn to before me this 13<sup>th</sup> day of June 2025, by Paul T. Watkins, Sr. and Jerilyn Watkins.

In witness whereof I hereunto set my hand and official seal.

[Signature]  
Notary Public



My Commission Expires: 10/21/2028

STATE OF ARIZONA }  
COUNTY OF Maricopa } JSS

Subscribed and sworn to before me this 13<sup>th</sup> day of June 2025, by Christopher Watkins.

In witness whereof I hereunto set my hand and official seal.

[Signature]  
Notary Public



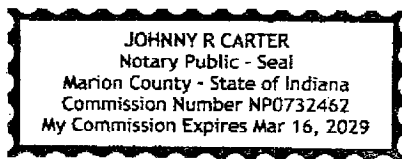
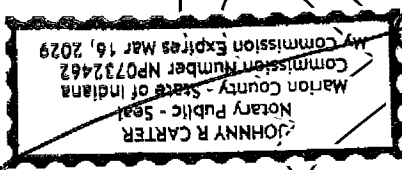
My Commission Expires: 10/21/2028

INDIANA  
STATE OF ARIZONA (ARC) }  
COUNTY OF MARION } JSS

Subscribed and sworn to before me this 12<sup>th</sup> day of JUNE 2025, by James Watkins.

In witness whereof I hereunto set my hand and official seal.

[Signature]  
Notary Public



My Commission Expires: MARCH 16<sup>th</sup>, 2029

U  
M  
O  
F  
C  
S

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-53-3100 9

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

David A. Geron and Jennifer D. Geron  
36302 W Cartegna Ln  
Maricopa, AZ 85138

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

Paul T. Watkins, Sr. and Jerilyn Watkins, Christopher Watkins, and James Watkins  
3080 St Rose Pkwy 1351  
Henderson, NV 89052

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

4. ADDRESS OF PROPERTY:

36302 W Cartegna Ln  
Maricopa, AZ 85138

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

Paul T. Watkins, Sr. and Jerilyn Watkins, Christopher Watkins, and James Watkins  
36302 W Cartegna Ln  
Maricopa, AZ 85138

(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.

Signed in Counterpart

Signature of Seller / Agent \_\_\_\_\_  
State of \_\_\_\_\_ County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_  
DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2025-048360  
RECORD DATE 06/13/2025

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: \$ 395,000 00

11. DATE OF SALE (Numeric Digits): 05 / 2025  
Month / Year

12. DOWN PAYMENT \$ 7,155 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):

Clear Title Agency of Arizona  
355 E Germann Rd Ste 230, Gilbert, AZ 85297  
(480)278-8470

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.  
Paul T. Watkins, Sr. and Jerilyn Watkins

Signature of Buyer / Agent \_\_\_\_\_  
State of INDIANA County of MARION  
Subscribed and sworn to before me on this 12<sup>th</sup> day of JUNE 20 25  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

SEE ATTACHED

JOHNNY R CARTER  
Notary Public - Seal  
Marion County - State of Indiana  
Commission Number NP0732462  
My Commission Expires Mar 16, 2029

**VERIFICATION ON OATH OR AFFIRMATION**

State of Arizona

County of Maricopa

ss.

Subscribed and sworn to (or affirmed) before me

this 13<sup>th</sup> day of June, 2025 by  
Day Month Year

Paul T. Watkins SR.

Jerilyn Watkins

Name of Signer No. 1

Christopher Watkins

Name of Signer No. 2 (if any)



Place Notary Seal/Stamp Above

[Signature]  
Signature of Notary Public

10/2/2028  
Any Other Required Information  
(Residence, Expiration Date, etc.)

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affidavit of Property Value

Document Date: 6/13/2025

Number of Pages: 3

Signer(s) Other Than Named Above: NA

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UNRECORDED

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Signature of Seller / Agent

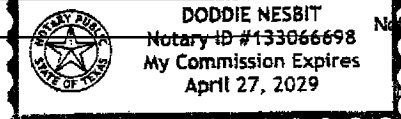
State of Texas, County of Nolan

Subscribed and sworn to before me on this 11th day of June 20 25

Notary Public

Notary Expiration Date 04-27-2029

DOR FORM 82162 (02/2019)



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State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public

Notary Expiration Date \_\_\_\_\_

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TORTOSA-NW PARCEL 12