



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

Recording Requested by:  
Universal Land Title Agency, Inc.

When recorded mail to:  
Narayan K. Ayengar and Ramamani K. Ayengar,  
19 Rowley Road  
Poughkeepsie, NY 12601  
512-04-83507

DATE/TIME: 08/28/06 1608  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2006-121143

**SPECIAL WARRANTY DEED**

Escrow No. 51766-205

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,  
**Engle/Sunbelt, LLC, a Delaware limited liability company**, the GRANTOR does  
hereby convey to

**Narayan K. Ayengar and Ramamani K. Ayengar, husband and wife the GRANTEE**

The following described real property situate in **Pinal County, Arizona** with the title being conveyed to the  
grantee as set forth in the attached acceptance by the grantee:

**Lot 86, Villages at Rancho El Dorado Parcel 6, as recorded in Cabinet D, Slide 151, records of Pinal  
County, Arizona.**

**Subject To:** Existing taxes, assessments, covenants, conditions, restrictions, liens, encumbrances of record,  
rights of way and easements of record.

And the GRANTOR specially binds itself and its successors to warrant the title as against its acts and none  
other, subject to the matters set forth.

DATED: **August 09, 2006.**

**Engle/Sunbelt, LLC, a Delaware limited liability company**

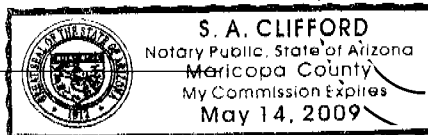
*Melissa L. Jones*  
By **Melissa L. Jones, authorized representative**

STATE OF ARIZONA )

County of MARICOPA ) ss.

This instrument was acknowledged before me this **9th day of August, 2006**, by **Melissa L. Jones**,  
authorized representative.

*S. A. Clifford*  
Notary Public



My commission will expire: \_\_\_\_\_

## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 09 day of August, 2006 by and between Engle/Sunbelt, LLC, a Delaware limited liability company and Narayan K. Ayengar and Ramamani K. Ayengar,.

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

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

Date August 09, 2006

Narayan K. Ayengar  
Narayan K. Ayengar

Ramamani K. Ayengar  
Ramamani K. Ayengar

STATE OF Arizona )

County of Maricopa )

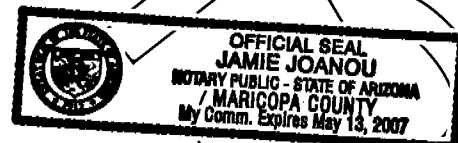
)ss.

On 9TH day of AUGUST, 2006, before me, the undersigned Notary Public, personally appeared Narayan K. Ayengar and Ramamani K. Ayengar,, 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 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.

Jamie Joanou  
Notary Public

My Commission Expires: May 13, 2007



# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 512-04-83507

BOOK MAP PARCEL SPLIT LETTER

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?

Please list the additional parcels below (no more than four):

(1) \_\_\_\_\_ (2) \_\_\_\_\_ (3) \_\_\_\_\_ (4) \_\_\_\_\_

## 9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

(a) Court (b) Dock (c) Date (d) Fee

COUNTY OF RECORDATION: PINAL  
FEE NO: 2006-121143  
RECORD DATE: 08/28/06

Validation Codes:

(e) ASSESSOR \_\_\_\_\_ (f) DOR \_\_\_\_\_

## ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: \_\_\_\_\_

Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Engle/Sunbelt, LLC, a Delaware limited liability company  
2600 North Central Avenue, #1500  
Phoenix, AZ 85004

## 3. BUYER'S NAME AND ADDRESS:

Narayan K. Ayengar  
19 Rowley Road  
Poughkeepsie, NY 12601

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

If Yes, state relationship:

## 4. ADDRESS OF PROPERTY:

43856 W. Knauss Drive  
Maricopa, AZ 85239

## 5. MAIL TAX BILL TO:

Narayan K. Ayengar  
19 Rowley Road  
Poughkeepsie, NY 12601

## 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  
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:

☒ To be occupied by owner or "family member." ☐ To be rented to someone other than "family member."

See second page for definition of a "family member."

## 8. NUMBER OF UNITS:

For Apartment Properties, Motels, Hotels,  
Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

## 10. 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:

11. SALE PRICE: \$358,855.00

12. DATE OF SALE (Numeric Digits): 08 / 06  
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$0.00

## 14. METHOD OF FINANCING:

a. ☐ Cash (100% of Sale Price) b. ☒ Exchange 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:

## 15. PERSONAL PROPERTY (see second page for definition):

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the  
Personal Property:

## 16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

## 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Universal Land Title Agency, Inc.  
2600 N. Central Avenue, 15th Floor  
Phoenix, AZ 85004

Phone: 480-829-7790

## 18. LEGAL DESCRIPTION (attach copy if necessary):

The Villages of Rancho El Dorado Par. 6, Lot 86 Pinal County

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 9TH day of August 2006

Notary Public

Notary Expiration Date

Signature of Buyer/Agent

State of ARIZONA County of MARICOPA

Subscribed and sworn to before me on this 9th day of August 2006

Notary Public

Notary Expiration Date

