



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLLE

Recording Requested by:  
First American Title Insurance Company National  
Commercial Services  
When recorded mail to:  
Meritage Homes of Arizona, Inc.  
17851 N. 85th Street, Suite 300  
Scottsdale, AZ 85255

DATE/TIME: 10/02/06 1412  
FEE: \$16.00  
PAGES: 3  
FEE NUMBER: 2006-138015

## SPECIAL WARRANTY DEED

File No. **NCS-257659-PHX1 (sfh)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Maricopa Lakes, L.L.C., an Arizona limited liability company**, the GRANTOR does hereby convey to

**Meritage Homes of Arizona, Inc., an Arizona corporation**, the GRANTEE

the following described property situate in **Maricopa County, Arizona**:

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


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

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

DATED: October 2, 2006

Maricopa Lakes, L.L.C., an Arizona Limited  
Liability Company

By: Meritage Homes of Arizona, Inc., an  
Arizona corporation, Member

  
By: Robert A. Laak, Vice President

File No.: **NCS-257659-PHX1**  
(sfh)  
A.P.N.:

Warranty Deed - continued

STATE OF Arizona )  
County of Maricopa ) ss.

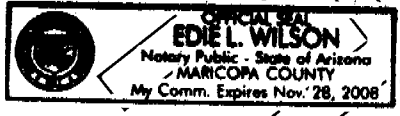
On 29 September 2006, before me, the undersigned Notary Public, personally appeared Robert A. Loak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

Edie Wilson

Notary Public

My Commission Expires:  
11-29-08



Large, faint, diagonal watermark text reading "NCS-257659-PHX1" is visible across the bottom right portion of the page.

File No.: **NCS-257659-PHX1**  
(sfh)  
A.P.N.:

Warranty Deed - continued

**EXHIBIT "A"**

PARCEL NO. 1

LOTS 11 THROUGH 16, INCLUSIVE AND LOTS 53 AND 54, OF RANCHO EL DORADO PHASE III, PARCEL 33, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 187.

PARCEL NO. 2

LOTS 349, 350 AND 430 THROUGH 433, INCLUSIVE AND LOT 364, OF RANCHO EL DORADO PHASE III PARCEL 36B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 189.

PARCEL NO. 3

LOTS 927 THROUGH 929, INCLUSIVE AND LOTS 883 THROUGH 887, INCLUSIVE, OF RANCHO EL DORADO PHASE III, PARCEL 40/41, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 47.

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):  
 Primary Parcel: 510-12-001J  
 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? 0  
 Please list the additional parcels below (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

COUNTY OF RECORDATION: PINAL  
 FEE NO: \_\_\_\_\_  
 RECORD DATE: 2006-138015  
10/02/06

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:  
Maricopa Lakes, L.L.C.  
c/o Meritage Homes 17851 N. 85th Street, Ste. 300  
Scottsdale, AZ 85255

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

3. (a) BUYER'S NAME AND ADDRESS:  
Meritage Homes of Arizona, Inc.  
17851 N. 85th Street, Suite 300  
Scottsdale, AZ 85255

11. SALE PRICE: 1,323,306.00 00  
 12. DATE OF SALE (Numeric Digits): 10 / 06  
 Month Year  
 (For example: 03 / 05 for March 2005)

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

13. DOWN PAYMENT: \$ 1,323,306.00 00

4. ADDRESS OF PROPERTY:  
Rancho El Dorado Parcel 33, 36B,, 40/41  
AZ

14. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) (1)  Conventional  
 b.  Exchange or trade (2)  VA  
 c.  Assumption of existing loan(s) (3)  FHA  
 d.  Seller Loan (Carryback) f.  Other financing; Specify: \_\_\_\_\_  
 e.  New loan(s) from Financial institution:

5. MAIL TAX BILL TO:  
Meritage Homes of Arizona, Inc.  
17851 N. 85th Street, Suite 300  
Scottsdale, AZ 85255

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

15. PERSONAL PROPERTY (see reverse side for definition):  
 (a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes \_\_\_\_\_ No

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  To be rented to someone other than "family member."  
 See reverse side for definition of a "family member."

(b) If Yes, provide the dollar amount of the Personal Property:  
 \$ 0.00 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

8. NUMBER OF UNITS: N/A  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

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

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 AZ, County of Maricopa  
 Subscribed and sworn to before me on this 2nd day of October, 2006  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: 7/14/10

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
First American Title Insurance Company National Commercial  
72425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
NCS-257659-PHX1 (sfh) / Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):  
 Please see Exhibit A

Signature of Buyer/Agent: \_\_\_\_\_  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 2nd day of October, 2006  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: 7/14/10  
 Reproduction by First American Title Insurance 05/2003



**EXHIBIT "A"**

PARCEL NO. 1

LOTS 11 THROUGH 16, INCLUSIVE AND LOTS 53 AND 54, OF RANCHO EL DORADO PHASE III, PARCEL 33, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 187.

PARCEL NO. 2

LOTS 349, 350 AND 430 THROUGH 433, INCLUSIVE AND LOT 364, OF RANCHO EL DORADO PHASE III PARCEL 36B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 189.

PARCEL NO. 3

LOTS 927 THROUGH 929, INCLUSIVE AND LOTS 883 THROUGH 887, INCLUSIVE, OF RANCHO EL DORADO PHASE III, PARCEL 40/41, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 47.

Office  
of  
Records