

Recording Requested by:  
First American Title Insurance Company



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

When recorded mail to:  
Andrew Coventry and Judith A Coventry  
10562 East Posada Avenue  
Mesa, AZ 85212

DATE/TIME: 11/21/06 1620  
FEE: \$16.00  
PAGES: 4  
FEE NUMBER: 2006-160958

## SPECIAL WARRANTY DEED

Escrow No. **483-4774259 (lav)**

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

**Meritage Homes of Arizona Inc., an Arizona corporation, formerly known as Hancock-MTH Communities, Inc., an Arizona corporation,** the GRANTOR does hereby convey to

**Andrew Coventry and Judith A. Coventry, 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 1026, OF REPLAT OF HEARTLAND UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 149.**

**Subject To:** Existing taxes, assessments, 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: November 16, 2006

Warranty Deed - continued

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Meritage Homes of Arizona, Inc., an Arizona  
corporation formerly known as Hancock-MTH  
Communities, Inc., an Arizona Corporation



By: Scott Abel, Vice President

STATE OF ARIZONA

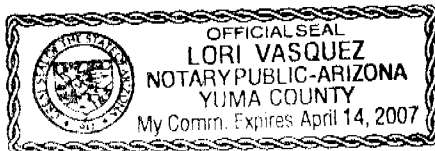
County of Maricopa

On November 16, 2006, before me, the undersigned Notary Public, personally  
appeared **Scott Abel, Vice President**, 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.

My Commission Expires:

  
Notary Public



**ACCEPTANCE OF JOINT TENANCY**

This Acceptance is to be attached to: Warranty Deed dated **November 16, 2006** by and between **Meritage Homes of Arizona, Inc., an Arizona corporation formerly known as Hancock-MTH Communities, Inc., an Arizona corporation** and **Andrew Coventry and Judith A Coventry**.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint-tenants with right of survivorship and not as a community property estate 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 a community property estate and not as tenants in common.

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

Date: **November 16, 2006**

  
Andrew Coventry

  
Judith A. Coventry

STATE OF **AZ**

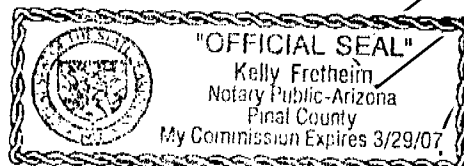
County of **Maricopa**

On **11-17-06**, before me, the undersigned Notary Public, personally appeared **Andrew Coventry and Judith A Coventry**, 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.

My Commission Expires: **3-29-07**

  
Notary Public



# ALL-PURPOSE NOTARY CERTIFICATE

STATE OF AZ )  
COUNTY OF Maricopa ) SS.

On 11-21-2006, before me, the undersigned Notary Public, personally  
appeared Judith A. Coventry

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 by 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.

Signature P. Stasinis  
Notary Public



My Commission Expires: 9-9-2007

This area for official notarial seal.

## THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: (TYPE OF DOCUMENT)

Acceptance of Joint Tenancy DATE OF DOCUMENT November 16, 2006

BY AND BETWEEN Meritage Homes of Arizona, Inc., an Arizona corporation formerly know as  
Hancock-MTH Communities, Inc., an Arizona corporation

AND Andrew Coventry and Judith A Coventry

CONSISTING OF 1 PAGES AND WAS EXECUTED IN CONJUNCTION WITH

First American Title Insurance Company FILE NO. 483-4774259 (lav)

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number): blank  
 Primary Parcel: 209-20-5260 0  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
Meritage Homes of Arizona Inc.  
17851 North 85th Street 3rd Floor  
Scottsdale, AZ 85255

3. (a) BUYER'S NAME AND ADDRESS:  
Andrew Coventry and Judith A Coventry  
1475 West Central Avenue  
Coolidge, AZ 85228  
 (b) Are the Buyer and Seller related: Yes ☐ No ☒  
 If yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
1475 West Central Avenue  
Coolidge, AZ 85228

5. MAIL TAX BILL TO:  
Andrew Coventry and Judith A Coventry  
1475 West Central Avenue  
Coolidge, AZ 85228

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 ☒ To be rented to someone other than "family member."  
 See reverse side 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: 143,192.00 00  
 12. DATE OF SALE (Numeric Digits): 10/06  
 Month Year  
 (For example: 03 / 05 for March 2005)  
 13. DOWN PAYMENT: \$ 14,400.00 00

14. METHOD OF FINANCING: e ☒ New loan(s) from Financial institution:  
 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: \_\_\_\_\_

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

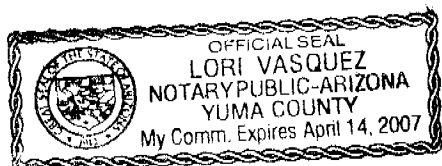
16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
First American Title Insurance Company  
17851 North 85th Street, Suite 140  
Scottsdale, AZ 85255  
483-4774259 (lav) Phone: (480)342-7030

18. LEGAL DESCRIPTION (attach copy if necessary):  
 LOT 1026, OF REPLAT OF HEARTLAND UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 149.

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 on this 17th day of November, 2006  
 Notary Public [Signature]  
 Notary Expiration Date \_\_\_\_\_



Signature of Buyer/Agent [Signature]  
 State of AZ County of Maricopa  
 Subscribed and sworn to before me on this 17th day of November, 2006  
 Notary Public [Signature]  
 Notary Expiration \_\_\_\_\_

