

Recording requested by:  
**DHI Title of Arizona, Inc.**

**DHI Title  
WC CG**



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE**

When Recorded Return To:

**Gary D. Ervin and Janice C. Ervin  
35755 North Mirandesa Drive  
Queen Creek, AZ 85243**

DATE/TIME: 01/30/07 1132

FEE: \$15.00

PAGES: 2

FEE NUMBER: 2007-012400

SPACE ABOVE TH

Escrow No. 270-070700061-021-EEO

**CORPORATION  
SPECIAL WARRANTY DEED  
(without liens or encumbrances)  
(Joint Tenants)**

KNOW ALL MEN, BY THESE PRESENTS: THAT

**Continental Homes, Inc., a Delaware Corporation, dba D. R. Horton - Continental Series**  
for consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, the GRANTOR  
herein, does hereby convey to

**Gary D. Ervin and Janice C. Ervin, husband and wife, as joint tenants with right of  
survivorship**

the GRANTEE, not as tenants in common and not as a community property estate, but as joint tenants  
with right of survivorship, the following real property situated in Pinal County, Arizona:

**Lot 92, PARCEL 14 AT CIRCLE CROSS RANCH, according to the plat of record in  
the office of the county recorder of Pinal County, Arizona, recorded in Cabinet F,  
Slide 109.**

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and  
easements of record.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be signed by the  
undersigned officer.

And the GRANTOR does warrant the title against all acts of Grantor, subject to the matters above set  
forth.

The GRANTEE by signing the acceptance below evidence their intention to acquire said premises as  
joint tenants with right of survivorship, and not as community property or tenants in common.

Dated this 26th day of January, 2007.

Gary D. Ervin  
Gary D. Ervin

Janice C. Ervin  
Janice C. Ervin

**Continental Homes, Inc., a Delaware  
Corporation, dba D. R. Horton - Continental  
Series**

BY: [Signature]  
Authorized Representative

**FURNISHED THROUGH THE COURTESY OF DHI TITLE OF ARIZONA, INC.**

(Corporation Special Warranty Deed  
Grantor-Grantee (Joint Tenants).rdw 6/17/2004)

(270-070700061-021.PFD/270-070700061-021/21)

**CORPORATION SPECIAL WARRANTY DEED - JOINT TENANTS**

(Continued)

STATE OF Arizona

COUNTY OF Maricopa

On this 26<sup>th</sup> day of January, 2007

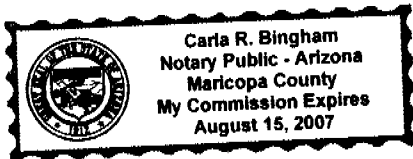
before me, the undersigned, a Notary Public, personally appeared Gary D. Ervin and Janice C. Ervin, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Carla R. Bingham  
Notary Public

My Commission Expires: 8-15-07

(SEAL)



STATE OF Arizona

COUNTY OF Maricopa

On this 29<sup>th</sup> day of January, 2007

before me, the undersigned, a Notary Public, personally SEBORAH A. THOMPSON who acknowledged themselves to be the Authorized Representative of Continental Homes, Inc., a Delaware Corporation, dba D. R. Horton - Continental Series, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such representative.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Stephanie Thompson  
Notary Public

My Commission Expires: 2-20-07

(SEAL)



**FURNISHED THROUGH THE COURTESY OF DHI TITLE OF ARIZONA, INC.**

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 210-80-80108

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) \_\_\_\_\_

COUNTY OF RECORDATION: PINAL  
FEE NO: 2007-012400  
RECORD DATE: 01/30/07

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

Continental Homes, Inc.  
16430 N. Scottsdale Road, Ste. 200  
Scottsdale, AZ 85254

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

Gary D. Ervin  
1817 N. Dobson Rd., Apt. 1059  
Chandler, AZ 85224

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

## 4. ADDRESS OF PROPERTY:

35755 North Mirandesa Drive, Queen Creek, AZ 85243

## 5. MAIL TAX BILL TO:

Gary D. Ervin  
35755 North Mirandesa Drive, Queen Creek, AZ 85243

## 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
b. ☒ Single Family Residence g. ☐ Agriculture  
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:

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

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: 0

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: \$ 205,605.00

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

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 10,281.00

## 14. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) (1) ☒ New loan(s) from financial institution:  
b. ☐ Exchange or Trade (2) ☐ VA  
c. ☐ Assumption of existing loans (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 AND

briefly describe the Personal Property: \_\_\_\_\_

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

Briefly describe the partial interest: none

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

Seller at address shown above Phone: /  
Buyer at address shown above Phone: (480)855-4020

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

Lot 92, of PARCEL 14 AT CIRCLE CROSS RANCH Cabinet F, Slide 109

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 this 29th day of Jan, 2007

Notary Public

Notary Expiration Date 2-2007

Signature of Buyer/Agent

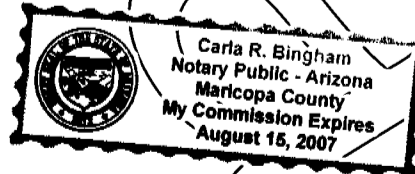
State of Arizona, County of Maricopa

Subscribed and sworn to before me this 26th day of Jan, 2007

Notary Public

Notary Expiration Date 8-15-07

(Affidavit of Property Value)



(270-070700061-021.PFD/270-07070006)