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at the request of Lawyers Title of Arizona, Inc.

when recorded mail to
Curtis W. Wenzel
1984 W. Sawtooth Way
QUEEN CREEK, AZ 85242

DATE/TIME: 07/19/07 1213
FEE: \$16.00
PAGES: 4
FEE NUMBER: 2007-082824

3/4

MSF call
01599383-004-A62
700127

Builder Special Warranty Deed

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

BEAZER HOMES SALES INC., a Delaware corporation, formerly known as Beazer Homes Sales Arizona, Inc., a Delaware corporation.

do/does hereby convey to

Curtis W. Wenzel and Erlinda C. Wenzel, husband and wife as community property with right of survivorship

the following real property situated in Pinal, County, Arizona:

Lot 866, MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125 and Affidavit of Correction recorded in Fee No. 2005-169424, records of Pinal County, Arizona; EXCEPT all coal and other minerals as reserved in Patent to said land.

Subject to: See Exhibit "A" attached hereto and made a part hereof

See community property acceptance attached hereto and made a part hereof

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Effective on the 17th day of July, 2007

SEE ATTACHED FOR SIGNATURE AND NOTARY

STATE OF ARIZONA }
County of MARICOPA } ss



Large stylized watermark text: "PINAL COUNTY RECORDER"

EXHIBIT "A"

SUBJECT TO: Restrictions, conditions, covenants, reservations, liabilities and obligations, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Fee No. 2003-058234 and Declaration of Annexation recorded in Fee No. 2005-175705 and as shown in plat recorded in Cabinet F, Slide 125 and Affidavit of Correction recorded in Fee No. 2005-169424, records of Pinal County, Arizona.

OFFICIALS

01599383-004-A62

Community Property with Right of Survivorship Acceptance

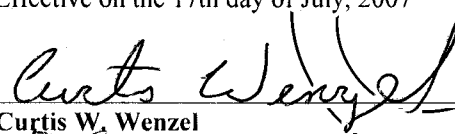
THAT CERTAIN DEED DATED July 17, 2007, Wherein
BEAZER HOMES SALES, INC., a Delaware corporation, formerly known as **Beazer Home Sales Arizona, Inc.**, a Delaware corporation.

as Grantors, convey to
Curtis W. Wenzel and Erlinda C. Wenzel, husband and wife
as community property with right of survivorship, the property legally described as:

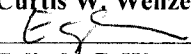
Lot 866, MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125 and Affidavit of Correction recorded in Fee No. 2005-169424, records of Pinal County, Arizona; EXCEPT all coal and other minerals as reserved in Patent to said land.

is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as community property with right of survivorship.

Effective on the 17th day of July, 2007



Curtis W. Wenzel



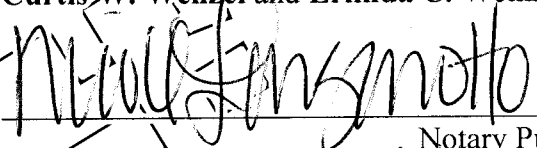
Erlinda C. Wenzel

STATE OF ARIZONA

County of Maricopa

ss:

This instrument was acknowledged before me
this 17th day of July, 2007 by
Curtis W. Wenzel and Erlinda C. Wenzel



Notary Public
My commission will expire 10/10/09



061 (03/25/98)



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 509-94-86606
 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) _____

9. *FOR OFFICIAL USE ONLY - Buyer and Seller leave blank*
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2007-082824
 RECORD DATE: 07/19/07
 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
Beazer Homes Sales, Inc.
1621 W. Rio Salado Pkwy, #103
Tempe, AZ 85281
 3. (a) BUYER'S NAME AND ADDRESS:
Curtis W. Wenzel
2509 N. Cheri Lynn Drive
Chandler, AZ 85225
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____
 4. ADDRESS OF PROPERTY:
1984 W. Sawtooth Way, QUEEN CREEK, AZ 85242
 5. MAIL TAX BILL TO:
Curtis W. Wenzel
1984 W. Sawtooth Way, QUEEN CREEK, AZ 85242

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: \$ 180,000.00
 12. DATE OF SALE (Numeric Digits): 06 / 07
 Month Year
 (For example: 03 / 05 for March 2005)
 13. DOWN PAYMENT: \$ 9000.00

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 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:
 \$ 00 AND
 briefly describe the Personal Property: _____

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 reverse side for definition of a "family member."

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: _____
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Beazer Homes Sales, Inc.
1621 W. Rio Salado Pkwy, #103
Tempe, AZ 85281 Phone _____
 18. LEGAL DESCRIPTION (attach copy, if necessary):
Lot 866, MORNING SUN FARMS UNIT-3, CAB. F, SLIDE 125

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 July day of 2007
 Notary Public Nicole Lanzarotto
 Notary Expiration Date _____

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this July day of 2007
 Notary Public Nicole Lanzarotto
 Notary Expiration Date _____

