

WHEN RECORDED, MAIL TO:

Wilfredo M Gariguez and Myrna B Gariguez
2449 E OMEGA DR
Queen Creek, AZ 85243



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 11/28/07 1630
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2007-130274

Escrow No. 07003912

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, **Ryland Homes of Arizona Inc., an Arizona corporation,**

hereafter called the Grantor(s), hereby conveys to **Wilfredo M Gariguez and Myrna B Gariguez, husband and wife, as community property with right of survivorship**

the following real property situated in **PINAL** County, Arizona, together with all rights and privileges appurtenant thereto:

Lot 526, of RANCHO BELLA VISTA SOUTH, UNIT 3A, according to Cabinet F, Slide 148, records of Pinal County, Arizona.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Ryland Homes of Arizona, Inc., an Arizona Corporation

By: _____

Robert M. Cross, Vice President

STATE OF Arizona

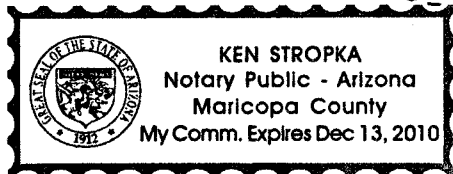
County of Maricopa

) ss.

This instrument was acknowledged before me this [21] day of [November], 2007 by Robert M. Cross as Vice President of Ryland Homes of Arizona, Inc., an Arizona Corporation.

My commission expires: 12-13-2010

Notary Public



Acceptance of Community Property with Right of Survivorship
(DEED)

Wilfredo M Gariguez and Myrna B Gariguez, husband and wife, as community property with right of survivorship each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees name in that certain Deed attached hereto and which is dated 11/21/2007, and executed by **Ryland Homes of Arizona, Inc., an Arizona Corporation** as Grantors, to **Wilfredo M Gariguez and Myrna B Gariguez**, as Grantees, and which conveys certain premises described as:

Lot 526, of **RANCHO BELLA VISTA SOUTH, UNIT 3A**, according to Cabinet F, Slide 148, records of Pinal County, Arizona.

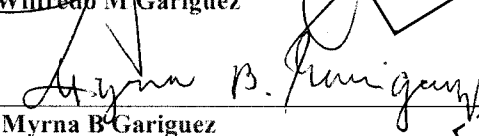
To the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: 11/21/2007

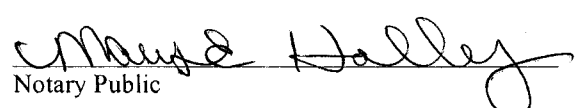
BUYERS:


Wilfredo M Gariguez

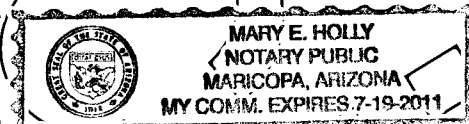

Myrna B Gariguez

State of **ARIZONA**
County of **MARICOPA**

This instrument was acknowledged before me this 21st day of Nov, 2007 by: **Wilfredo M Gariguez and Myrna B Gariguez.**


Notary Public

My commission will expire 7-19-2011



Arizona Department of Revenue
Division of Property Valuation and Equalization
AFFIDAVIT OF PROPERTY VALUE
DOR Form 82162 (Rev. 1/93)

AFFIDAVIT OF PROPERTY VALUE
SEE INSTRUCTIONS ON PAGE 2

1. ASSESSOR'S PARCEL NUMBER(S) (Primary Parcel Number)

(a) 210-77-52806
BOOK MAP PARCEL SPLIT

NOTE: If the sale involves multiple parcels, how many are

(b) List the additional parcel numbers (up to 4) below:

(c) _____ (d) _____
(e) _____ (f) _____

2. SELLER'S NAME & ADDRESS:

Ryland Homes of Arizona, Inc.
8950 S. 52nd Street, Suite 401, Tempe, AZ 85284

3. BUYER'S NAME & ADDRESS

Wilfredo M Gariguez and Myrna B Gariguez
2449 E OMEGA DR Queen Creek, AZ 85243

Buyer and Seller related? Yes No X

If yes, state relationship:

4. ADDRESS OF PROPERTY:

2449 E OMEGA DR Queen Creek, AZ 85243

5. MAIL TAX BILL TO:

2449 E OMEGA DR Queen Creek, AZ 85243

6. TYPE OF PROPERTY (Check One):

- a. ☐ Vacant Land f. ☐ Commercial/Indust.
b. ☒ Single Fam. Residence g. ☐ Agriculture
c. ☐ Condo/Townhouse h. ☐ Mobile Home
d. ☐ 2-4 Plex i. ☐ Other..Specify
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S INTENDED USE (Answer if you checked c, d, or h above) (Check One):

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

NOTE: See page 2 for definition of "family member"

8. PARTY COMPLETING AFFIDAVIT (Name, Address & Phone)

Ryland Homes of Arizona, Inc.
8950 S. 52nd Street, Suite 401, Tempe, AZ 85284

COUNTY OF RECORDATION: PINAL
FEE NO: 2007-130274
RECORD DATE: 11/28/07

Assessor/DOR Validation Codes

(e) Assessor _____ (_____)

Use Code: _____

10. TYPE OF DEED OR INSTRUMENT (Check One):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy f. ☐ Other

11. TOTAL SALES \$ 300,000.00

12. PERSONAL PROPERTY: 1

Did the buyer receive any personal property (see page 2 definition) that has a value greater than 5% of the sale price:

- (a) Yes No X If yes, briefly describe:
Approximate Value: (b) \$300,000.00

13. DATE OF SALE November 28, 2007

NOTE: This is the date of the contract of sale. If you are recording title in fulfillment of a previously recorded you need not complete this affidavit (see A.1 on page 2)

14. CASH DOWN \$ 15,000.00

15. METHOD OF FINANCING (check all that apply):

- a. ☒ All Cash b. ☐ Exchange or trade
c. ☐ Assump of existing d. ☐ New loan from seller
e. ☐ New loan(s) from (seller carryback)
(1) ☒ Conventional (2) ☐ VA (3) ☐ FHA
f. ☐ Other, Explain _____

16. PARTIAL INTERESTS:

Is only a partial interest (e.g., 1/3 or 1/2) being transferred?
Yes No X If yes, explain _____

17. ADDITIONAL INFORMATION (check all that apply)

- a. ☐ Affixed Mobile Home b. _____
Number of Units: _____ (Apts, Motels, Mobile Home Parks)

18. Legal DESCRIPTION (attach copy if necessary)
Lot 526, of RANCHO BELLA VISTA SOUTH, UNIT 3A,
according to Cabinet F, Slide 148, records of Pinal County,
Arizona.

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

21st day of November 2007

Notary Public

Notary Expiration Date

7-19-2011

Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this

21st day of November 2007

Notary Public

Notary Expiration Date

7-19-2011

