

RECORDING REQUESTED BY  
Lawyers Title Insurance Corporation  
AND WHEN RECORDED MAIL TO:

DONALD W. BERRY  
BETHANI L. BERRY  
P.O. BOX 605  
FLORENCE, AZ 85232

LandAmerica Title Agency



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLER

DATE/TIME: 09/19/08 1035  
FEE: \$16.00  
PAGES: 3  
FEE NUMBER: 2008-089234

ESCROW NO.: 01656088 - 438 - C64 1/2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Special Warranty Deed

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

Vantage Homes of Arizona, Inc, an Arizona corporation

do/does hereby convey to

Donald W. Berry and Bethani L. Berry, husband and wife

the following real property situated in Pinal County, Arizona:

Lot 91, Magma Ranch I - Unit 7; according to Cabinet F, Slide 102, 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, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: August 18, 2008

#### SELLER:

Vantage Homes of Arizona, Inc, an Arizona corporation

  
Lee W. Wymer, Division President

State of Arizona

County of Maricopa } SS:

On Sept 17, 2008, before me personally appeared Lee W. Wymer, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

Commission Expires:





ESCROW NO.: 01656088 438 C64

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"**

**Donald W. Berry and Bethani L. Berry, husband and wife**, 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 named in that certain Deed attached hereto and which is dated September 17, 2008 , and executed by **Vantage Homes of Arizona, Inc**, an Arizona corporation as Grantors, to **Donald W. Berry and Bethani L. Berry, husband and wife** as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as tenants in common, nor as community property, 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: September 17, 2008

**GRANTEES:**

Donald W. Berry  
Donald W. Berry

Bethani L. Berry  
Bethani L. Berry

State of Arizona  
County of Pinal maricopa

} SS:

On September 17, 2008 before me personally appeared **Donald W. Berry and Bethani L. Berry**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



Caryn H. Bebeau  
Notary Public  
Commission Expires: \_\_\_\_\_

**Exhibit A**

**Lot 91, Magma Ranch I – Unit 7, according to Cabinet F, Slide 102, records of Pinal County, Arizona.**

UNOFFICIAL

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 210-79-169  
 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**  
 (a) County of Recordation: \_\_\_\_\_  
 (b) \_\_\_\_\_  
 (c) COUNTY OF RECORDATION: **PINAL**  
 (d) FEE NO: **2008-089234**  
 RECORD DATE: **09/19/08**  
 Valid: \_\_\_\_\_  
 (e) ASSESSOR \_\_\_\_\_ (f) OWNER \_\_\_\_\_

---

**ASSESSOR'S USE ONLY**  
 Verify Primary Parcel in Item 1: \_\_\_\_\_  
 Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS  
Vantage Homes of Arizona, Inc  
1921 S. Alma School Rd. #112  
Mesa, AZ 85210

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  
Donald W. Berry  
P.O. Box 605  
Florence, AZ 85232  
 (b) Are the Buyer and Seller related? Yes \_\_\_\_\_ No   
 If Yes, state relationship: \_\_\_\_\_

11. SALE PRICE: \$ 160,000.00  
 12. DATE OF SALE (Numeric Digits) 8 / 2008  
 Month Year  
 (For example, 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:  
29801 E. Ocotillo Circle, Florence, AZ 85232  
 5. MAIL TAX BILL TO:  
Donald W. Berry  
29801 E. Ocotillo Circle, Florence, AZ 85232

13. DOWN PAYMENT: \$ 2472.00  
 14. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution  
 b.  Exchange or trade (1)  Conventional  
 c.  Assumption of existing loan(s) (2)  VA  
 (3)  FHA  
 d.  Seller Loan (Carryback) f.  Other financing; Specify: \_\_\_\_\_

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

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: \_\_\_\_\_

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Vantage Homes of Arizona, Inc  
1921 S. Alma School Rd. #112  
Mesa, AZ 85210 Phone \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):  
Lot 91 of Magma Ranch 1 Unit 7, Cabinet F, Slide 102

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.

Shannon Deutch  
 Signature of Seller/Agent  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 17 day of Sept, 2008  
 Notary Public Caryn H. Bebeau  
 Notary Expiration Date \_\_\_\_\_

Shannon Deutch  
 Signature of Buyer/Agent  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 17 day of Sept, 2008  
 Notary Public Caryn H. Bebeau  
 Notary Expiration Date \_\_\_\_\_

