

LAWYERS TITLE OF ARIZONA, INC.



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLÉ

at the request of Lawyers Title of Arizona, Inc.

when recorded mail to  
**Cheryl Wallace Horton**  
1451 E. Anna Drive  
Casa Grande, AZ 85222

DATE/TIME: 07/29/09 1246  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2009-076902

01690831-003-A3N

## Builder Special Warranty Deed

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

**BEAZER-HOMES SALES, INC.**, a Delaware corporation

do/does hereby convey to

**Cheryl Wallace Horton, an unmarried woman**

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

**Lot 102, IRONWOOD COMMONS, according to Cabinet E, Slide 65, 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, 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 28th day of July, 2009

**SEE ATTACHED FOR SIGNATURE AND NOTARY**

STATE OF ARIZONA

County of MARICOPA

} ss



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel 505-78-50207  
 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*  
 COUNTY OF RECORDATION: PINAL  
 FEE NO: 2009-076902  
 RECORD DATE: 07/29/09  
 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  
Cheryl Wallace Horton  
5172 Del Sur Cir  
La Palma, CA 90623  
 (b) Are the Buyer and Seller related? Yes \_\_\_\_\_ No   
 If Yes, state relationship \_\_\_\_\_

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: \$ 117,355.00  
 12. DATE OF SALE (Numenc Digits) 06 / 09  
 Month Year  
 (For example 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY  
1451 E. Anna Drive, Casa Grande, AZ 85222  
 5. MAIL TAX BILL TO  
Cheryl Wallace Horton  
1451 E ANNA DR  
CASA GRANDE AZ 85222  
 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 \_\_\_\_\_

13. DOWN PAYMENT. \$ 117,335.00  
 14. METHOD OF FINANCING  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution  
 (1)  Conventional  
 b.  Exchange or trade (2)  VA  
 c.  Assumption of existing loan(s) (3)  FHA  
 f.  Other financing, Specify \_\_\_\_\_  
 d.  Seller Loan (Carryback) \_\_\_\_\_  
 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 \_\_\_\_\_  
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone)  
Beazer Homes Sales, Inc.  
1621 W. Rio Salado Pkwy, #103  
Tempe, AZ 85281 Phone \_\_\_\_\_

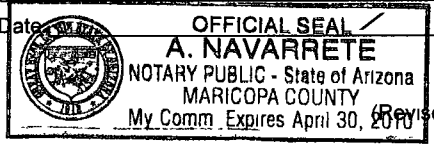
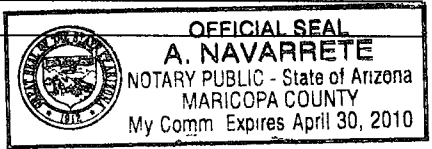
8. NUMBER OF UNITS \_\_\_\_\_  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc

18. LEGAL DESCRIPTION (attach copy if necessary)  
Lot 102, IRONWOOD COMMONS, CAB. E, SLIDE 065

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 28 day of July, 2009  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

Signature of Buyer/Agent \_\_\_\_\_  
 State of California, County of Maricopa  
 Subscribed and sworn to before me this 28 day of July, 2009  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



**Exhibit A Legal Description**

**Lot 102, IRONWOOD COMMONS, according to Cabinet E, Slide 65, records of Pinal County, Arizona.**

IRONWOOD COMMONS