

Recorded at the request of:  
Security Title Agency

**When recorded, mail to:**

Rodney G. Farrell  
40588 North Cape Wrath Drive  
San Tan Valley, AZ 85140



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

DATE/TIME: 11/24/09 1456  
FEE: \$16.00  
PAGES: 1  
FEE NUMBER: 2009-121957

Escrow No.: ST09014914-ST48

Space above this line for Recorder's Use

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations,

Providence Homes, Inc., an Arizona Corporation

does hereby convey to

Rodney G. Farrell, a married man as his sole and separate property

the following real property situated in Pinal County, Arizona:

Lot 15 Castlegate Parcel 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F, Slide 181.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, 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.

Dated: November 22, 2009

Providence Homes, Inc., an Arizona Corporation

BY: Arnold Y. Mejia

arnold Y. Mejia

Its: Controller

controller

**NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED**

State of ARIZONA

County of MARICOPA

The foregoing document was acknowledged before me this 24 day of November, 2009

by Arnold Y. Mejia, controller of Providence Homes, Inc., an Arizona Corporation  
on behalf of the corporation

(Seal)



Teresa S. Clayton  
Notary Public

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 109-30-4050  
 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) \_\_\_\_\_  
 (b) **COUNTY OF RECORDATION: PINAL**  
 (c) **FEE NO: 2009-121957**  
 (d) **RECORD DATE: 11/24/09**

**Validation Codes:**

(e) ASSESSOR \_\_\_\_\_ (f) DOR \_\_\_\_\_

**ASSESSOR'S USE ONLY**

Verify Primary Parcel in Item 1: \_\_\_\_\_

Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

**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:** \$ 169,756.00 **00**

**12. DATE OF SALE (Numeric Digits):** 11-08-09 **00**  
 Month Year

(For example: 03 / 05 for March 2005)

**13. DOWN PAYMENT:** \$ 3,076.00 5942-00 **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  
 d. ☐ Seller Loan (Carryback) (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: \_\_\_\_\_

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

briefly describe the partial interest: \_\_\_\_\_

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

Buyer \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Phone \_\_\_\_\_

**18. LEGAL DESCRIPTION (attach copy if necessary):**

**SEE ATTACHED LEGAL DESCRIPTION**

**2. SELLER'S NAME AND ADDRESS:**

Providence Homes, Inc.,  
 6628 E. Baseline Rd. #102  
 Mesa, AZ 85206

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

Rodney G. Farrell,  
 7628 E. Gale Ave  
 Mesa, AZ 85209

(b) Are the Buyer and Seller related? Yes ☒ No ☐  
 If Yes, state relationship: common ownership

**4. ADDRESS OF PROPERTY:**

40558 North Cape Wrath Drive, San Tan Valley, AZ 85140

**5. MAIL TAX BILL TO:**

40558 N. Cape Wrath Dr.  
San Tan Valley, AZ 85140

**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."

**8. NUMBER OF UNITS:** \_\_\_\_\_

For Apartment Properties, Motels, Hotels,  
 Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

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 \_\_\_\_\_

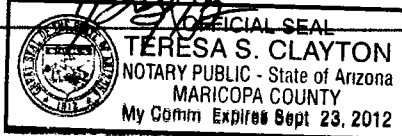
State of AS County of Maricopa

Subscribed and sworn to before me on this 24 day of Nov. 20 09

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (Revised 5/03)



Signature of Buyer/Agent \_\_\_\_\_

State of AS County of Maricopa

Subscribed and sworn to before me on this 24 day of Nov. 20 09

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



## EXHIBIT "ONE"

Lot 15 Castlegate Parcel 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F, Slide 181.