



at the request of Lawyers Title of Arizona, Inc.

when recorded mail to
Anthony D. Fogel
1897 W. Appaloosa Way
San Tan Valley, AZ 85142

DATE/TIME: 02/26/2010 1353
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2010-018356



01682640-003-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

Anthony D. Fogel, an unmarried man

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

Lot 760, 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: 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 25th day of February, 2010

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: 509-94-76003
 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) _____

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:

Anthony D. Fogel
4057 E. Marshall Ave
Gilbert, AZ 85297

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

4. ADDRESS OF PROPERTY:

1897 W. Appaloosa Way, San Tan Valley, AZ 85142

5. MAIL TAX BILL TO:

Anthony D. Fogel
1897 W. Appaloosa Way, San Tan Valley, AZ 85142

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> 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.

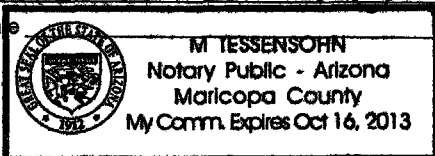
THE UNDERSIGNED BEING DULY SWORN ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____

State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 25 day of Feb, 2010

Notary Public M. Tessensohn

Notary Expiration Date _____



9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

(a) County of Recordation: _____
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2010-018356
 RECORD DATE: 02/26/2010

Va _____ (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. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: |

11. SALE PRICE: \$ 126,315.00

12. DATE OF SALE (Numeric Digits): 01 / 10
 Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 0.00

14. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Exchange or trade | (1) <input checked="" type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | (3) <input type="checkbox"/> FHA |
| | f. <input type="checkbox"/> 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):

Beazer Homes Sales, Inc.
1621 W. Rio Salado Pkwy, #103
Tempe, AZ 85281 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 760, MORNING SUN FARMS UNIT 3, CAB. F, SLIDE 125

Signature of Buyer/Agent _____

State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 25 day of Feb, 2010

Notary Public M. Tessensohn

Notary Expiration Date _____

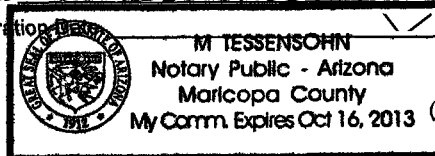


Exhibit A Legal Description

Lot 760, 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.