



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

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Kevin L. Allen and Mary K. Allen
284 South San Luis Rey Trail
Casa Grande, AZ 85194

DATE/TIME: 05/03/2010 1444
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2010-042328



APR 28 2010

1/2 H/A

SPECIAL WARRANTY DEED

Escrow No. **483-5271743 (rtk)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Meritage Homes of Arizona, Inc., an Arizona corporation, the GRANTOR does hereby convey to

Kevin L. Allen and Mary K. Allen, husband and wife, the GRANTEE

The following described real property situate in **Pinal County, Arizona** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 2324, OF PHASE 3, PARCEL 3 OF MISSION ROYALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 31.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: April 27, 2010

FOR RECORDED

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Meritage Homes of Arizona, Inc., an Arizona
corporation

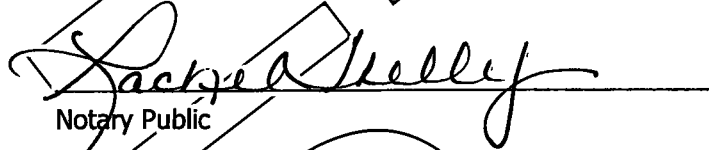


By: John Bargnesi, Vice President of
Sales

STATE OF ARIZONA)
County of Maricopa)ss.

On April 27, 2010, before me, the undersigned Notary Public,
personally appeared **John Bargnesi, Vice President of Sales**, personally known to me (or proved to
me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity
upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public

My Commission Expires:
11/19/13



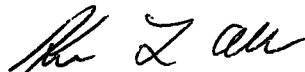
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **April 27, 2010** by and between **Meritage Homes of Arizona, Inc.** and **Kevin L. Allen and Mary K. Allen.**

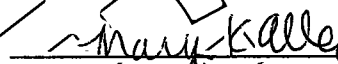
That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: **April 27, 2010**



Kevin L. Allen



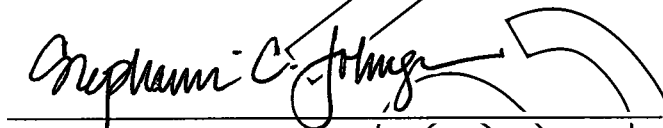
Mary K. Allen

STATE OF **AZ**)
County of **Maricopa**) ss.

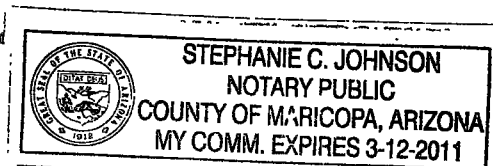
On 4.20.10, before me, the undersigned Notary Public, personally appeared **Kevin L. Allen and Mary K. Allen**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 3/12/11



Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 505-38-4180 4

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) _____

COUNTY OF RECORDATION: PINAL *ank*
 FEE NO: 2010-042328
 RECORD DATE: 05/03/2010

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:
Meritage Homes of Arizona, Inc.
17851 North 85th Street 3rd Floor
Scottsdale, AZ 85255

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

3. (a) BUYER'S NAME AND ADDRESS:
Kevin L. Allen and Mary K. Allen
284 South San Luis Rey Trail
Casa Grande, AZ 85194

11. SALE PRICE: 187,270.00 **00**
 12. DATE OF SALE (Numeric Digits): 01/10
 Month Year
 (For example: 03 / 05 for March 2005)

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

13. DOWN PAYMENT: \$ 2,489.00 **00**

4. ADDRESS OF PROPERTY:
284 South San Luis Rey Trail
Casa Grande, AZ 85194

14. METHOD OF FINANCING: e. New loan(s) from Financial institution:

a. <input type="checkbox"/> Cash (100% of Sale Price)	(1) <input type="checkbox"/> Conventional
b. <input checked="" type="checkbox"/> Exchange or trade	(2) <input type="checkbox"/> VA
c. <input checked="" type="checkbox"/> Assumption of existing loan(s)	(3) <input checked="" type="checkbox"/> FHA
d. <input type="checkbox"/> Seller Loan (Carryback)	f. <input type="checkbox"/> Other financing; Specify: _____

5. MAIL TAX BILL TO:
Kevin L. Allen and Mary K. Allen
284 South San Luis Rey Trail
Casa Grande, AZ 85194

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	

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.

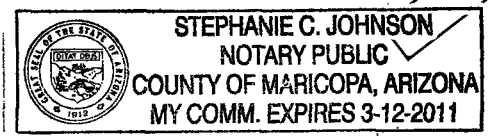
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
First American Title Insurance Company
17851 North 85th Street, Suite 140
Scottsdale, AZ 85255
483-5271743 (rtk) Phone (480)342-7030

18. LEGAL DESCRIPTION (attach copy if necessary):
 LOT 2324; OF PHASE 3, PARCEL 3 OF MISSION ROYALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 31.

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: [Signature]
 State of AZ County of Maricopa
 Subscribed and sworn to before me on this 27th day of April, 2010
 Notary Public: [Signature]
 Notary Expiration Date: 11/19/13

Signature of Buyer/Agent: [Signature]
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 30th day of April, 2010
 Notary Public: [Signature]
 Notary Expiration: 2.12.11



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