



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**Eddie R. Sandifer III**  
**Diana L. Sandifer**  
**1042 E. Bartlett Way**  
**Chandler, AZ 85249**  
05651097-DIW

DATE/TIME: 11/30/2011 1016

FEE: \$15.00

PAGES: 4

FEE NUMBER: 2011-096387



Tax Code: 210-81-0800

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3/3

## SPECIAL WARRANTY DEED

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

Highland Communities Sales Company LLC, an Arizona limited liability company

hereafter called the Grantor, hereby conveys to

Eddie R. Sandifer III and Diana L. Sandifer, Husband and Wife, as Community Property with Right of Survivorship

the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

See Exhibit A attached hereto and made a part hereof.

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, the Grantor warrants the title against its acts only and none other.

DATED November 7, 2011

**Highland Communities Sales Company LLC**

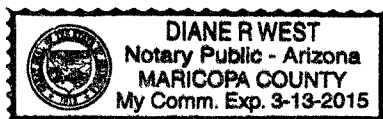
**Mark D. Pugmire, Managing Member**

State of Arizona }  
                                      } ss.  
County of Maricopa }

The foregoing instrument was acknowledged before me this 22 day of November, 2011, by Mark D. Pugmire as managing member of Highland Communities Sales Company LLC.

My commission expires:

3/13/15



NOTARY PUBLIC



Exhibit A

Lot 80, Parcel 12 At Circle Cross Ranch, according to Map recorded in Cabinet F, Slide 199, records of Pinal County, Arizona.

Unofficial



# ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP (Deed)

Eddie R. Sandifer III and Diana L. Sandifer, Husband and Wife, as Community Property with Right of Survivorship, 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 November 7, 2011 and executed by Highland Communities Sales Company LLC, an Arizona limited liability company, as Grantors, to Eddie R. Sandifer III and Diana L. Sandifer, Husband and Wife, as Community Property with Right of Survivorship, 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 a Community Property Estate 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 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: November 7, 2011

  
**Eddie R. Sandifer III**

  
**Diana L. Sandifer**

State of Arizona        }  
                                      } ss.  
County of Maricopa    }

The foregoing instrument was acknowledged before me this 29 day of Nov., 2011, by Eddie R. Sandifer III and Diana L. Sandifer.

My commission expires:

  
NOTARY PUBLIC

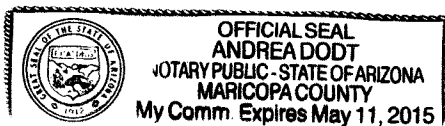




Exhibit A

Lot 80, Parcel 12 At Circle Cross Ranch, according to Map recorded in Cabinet F, Slide 199, records of Pinal County, Arizona.



# AFFIDAVIT OF PROPERTY VALUE

0505/097

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 210-81-0800  
 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  
Highland Communities Sales Company LLC  
4860 E. Baseline Rd. #107  
Mesa, AZ 85206

3. (a) BUYER'S NAME AND ADDRESS:  
Eddie R. Sandifer III and Diana L. Sandifer  
1042 E. Bartlett Way  
Chandler, AZ 85249  
 (b) Are the Buyer and Seller related? Yes ☐ No ☒  
 If Yes, state relationship:       

4. ADDRESS OF PROPERTY:  
1601 W. Loemann Dr., San Tan Valley, AZ 85143

5. MAIL TAX BILL TO:  
Eddie R. Sandifer III and Diana L. Sandifer  
1042 E. Bartlett Way  
Chandler, AZ 85249

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
 a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
 b. ☒ Single Family Residence g. ☐ Agriculture  
 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.

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank  
 (a) County of Recordation: PINAL COUNTY  
 (b) Docket & Page Number: DATE/TIME: 11/30/2011 1016  
 (c) Date of Recording: FEE NUMBER: 2011-096387  
 (d) Fee/Recording Number:         
 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: \$ 144,155.00

12. DATE OF SALE (Numeric Digits): 11 / 11  
 Month Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 144,155.00

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 loans (2) ☐ VA  
 (3) ☐ FHA  
 d. ☐ Seller Loan (Carryback) 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:       

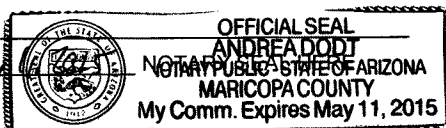
16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest:       

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Pioneer Title Agency, Inc.  
4864 E. Baseline Road, Mesa, AZ 85206  
Phone (480) 830-9465

18. LEGAL DESCRIPTION (attach copy if necessary)°  
 See Exhibit "A" attached hereto and made a part hereof.

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 7 day of Nov., 2011  
 Notary Public         
 Notary Expiration Date May 11, 2015



Signature of Buyer/Agent         
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 7 day of Nov., 2011  
 Notary Public         
 Notary Expiration Date May 11, 2015

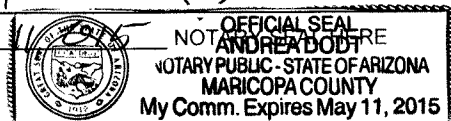




Exhibit "A"

Lot 80, Parcel 12 At Circle Cross Ranch, according to Map recorded in Cabinet F, Slide 199, records of Pinal County, Arizona.

