



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Paul Wiley
1896 West Half Moon Circle
San Tan Valley, AZ 85142

DATE/TIME: 05/11/2012 1231

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2012-039687



SPECIAL WARRANTY DEED

File No. **435-5439074 (jlw)**

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

Beazer Homes Sales, Inc., a Delaware corporation, the GRANTOR does hereby convey to

Paul Wiley, an unmarried man, the GRANTEE

the following described property situate in **Pinal County, Arizona**:

**LOT 827, OF MORNING SUN FARMS UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET
F, SLIDE 125.**

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: May 8, 2012

File No.: **435-5439074 (cab)**
A.P.N.:

Warranty Deed - continued

Beazer Homes Sales, Inc., a Delaware corporation



Roy Alley, Vice President, Phoenix RAC

STATE OF Arizona

County of Maricopa

On May 8, 2012 before me, the undersigned Notary Public, personally appeared **Roy Alley**, 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 by 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: 7/24/2015



Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 509-94-827 04
 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 Home Sales, Inc
 1621 West Rio Salado Parkway Suite 103
 Tempe, AZ 85281

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

Paul Wiley
 1896 West Half Moon Circle
 San Tan Valley, AZ 85142

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

4. ADDRESS OF PROPERTY:

1896 West Half Moon Circle
 San Tan Valley, AZ 85142

5. MAIL TAX BILL TO:

Paul Wiley
 1896 West Half Moon Circle
 San Tan Valley, AZ 85142

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 ☐ 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: 05/11/2012 1231
 (c) Date of Recording: FEE NUMBER: 2012-039687
 (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: 119,329.00 00

12. DATE OF SALE (Numeric Digits): 1/12
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 0 00

14. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) (1) ☐ Conventional
 b. ☐ Exchange or trade (2) ☒ VA
 c. ☒ Assumption of existing loan(s) (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):

First American Title Insurance Company
 8601 North Scottsdale Road, Suite 135
 Scottsdale, AZ 85253
 435-5439074 (jlv) Phone (480) 612-9000

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 827, OF MORNING SUN FARMS UNIT 3, ACCORDING TO THE
 PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
 PINAL COUNTY, ARIZONA, RECORDED IN CABINET-F, SLIDE 125.

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 on this

day of May 2012

Notary Public

Notary Expiration Date 7-24-2015

Signature of Buyer/Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this

day of May 2012

Notary Public

Notary Expiration Date 7-24-2015

Reproduction by First American Title Insurance 05/2003

