

Recording Requested by:
Carefree Title Agency, Inc.

When recorded mail to:
Dustin James Partin
22328 North Risa Drive
Maricopa, AZ 85138

DATE/TIME: 11/04/2013 1218

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-087107



SPECIAL WARRANTY DEED

Escrow No. PHX-2995 (iw)

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
Dustin James Partin, a married man, 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 1014, OF RANCHO EL DORADO PHASE III, PARCEL 39/51, ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G,
SLIDE 46.

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: October 01, 2013

Warranty Deed - continued

Meritage Homes of Arizona, Inc, an Arizona Corporation



By: Michael Smalley, Vice President

STATE OF

Arizona)
) ss.

County of

Maricopa)

On 10/1/13, before me, the undersigned Notary Public, personally appeared Meritage Homes of Arizona, Inc, 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.

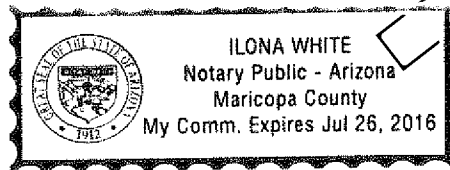
WITNESS my hand and official seal.

My Commission Expires:

7/26/16

Notary Public

ILONA WHITE



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-46-0800

BOOK MAP PARCEL SPLIT

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 (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Meritage Homes of Arizona, Inc
17851 North 85th Street, Suite 300
Scottsdale, AZ 85255

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

Dustin James Partin
22328 North Risa Drive
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:

22328 North Risa Drive
Maricopa, AZ 85138

5. MAIL TAX BILL TO:

Dustin James Partin
22328 North Risa Drive
Maricopa, AZ 85138

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
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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 used as a primary residence. ☐ Owner occupied, not a primary residence.
☐ To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in item 6 above, indicate the number of units:

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

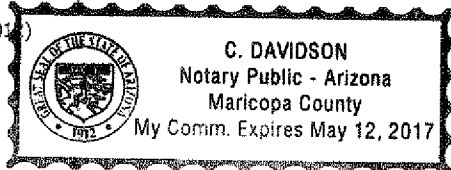
9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

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 Pinal Maricopa
Subscribed and sworn to before me on this _____ day of October 20 13
Notary Public _____

Notary Expiration Date _____
13
DOR FORM 82162 (08/2013)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 11/04/2013 1218

FEE NUMBER: 2013-087107

10. SALE PRICE: \$297,540.00 00

11. DATE OF SALE (Numeric Digits): 1 0 / 1 3
Month/Year

12. DOWN PAYMENT \$13,890 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from Financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
(2) ☐ VA
c. ☐ Assumption of existing loan(s) (3) ☐ FHA
d. ☐ Seller Loan (Carryback) f. ☐ Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
(b) If Yes, provide the dollar amount of the Personal Property: \$ _____ 00 AND
briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components: _____

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

Carefree Title Agency, Inc.
8800 E. Raintree Drive, #165
Scottsdale, AZ 85260
PHX-2995 (iw) Phone (480)385-6200

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 1014, of RANCHO EL DORADO PHASE III, PARCEL 39/51, Phase (G / 46)

Signature of Buyer / Agent _____
State of Arizona _____, County of Pinal Maricopa
Subscribed and sworn to before me on this _____ day of October 20 13
Notary Public _____
Notary Expiration Date _____

