



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 11/27/2013 1113

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-092270



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Gary Amador and Shawn Amador
2705 Ostler Court
Modesto, CA 95355

SPECIAL WARRANTY DEED

File No. **242-5568148 (JS)**

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

Gary Amador and Shawn Amador, husband and wife, the GRANTEE

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

LOT 94, OF PROVINCE PARCEL 14, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 56.

EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED IN DOCKET 42, PAGE 24.

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: June 19, 2013

File No.: **242-5568148 (JS)**
A.P.N.: **512-11-2030 6**

Warranty Deed - continued

Meritage Homes of Arizona, Inc., an Arizona corporation


By: Authorized Officer

STATE OF

AZ

County of

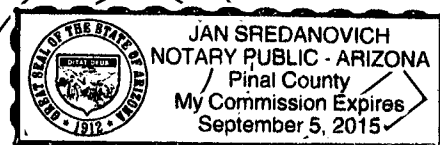
Pinal ss.

On 10-15-2013 before me, the undersigned Notary Public,
personally appeared Karyn Velez, 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:


Notary Public



ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated **June 19, 2013** by and between **Meritage Homes of Arizona, Inc.** and **Gary Amador and Shawn Amador**.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: **June 19, 2013**

Gary Amador
Gary Amador

Shawn Amador
Shawn Amador

STATE OF AZ

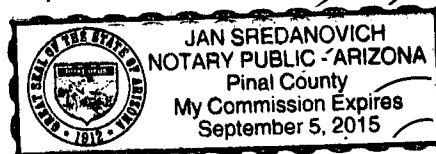
County of Pinal ss.

On 11-22-2013, before me, the undersigned Notary Public, personally appeared **Gary Amador and Shawn Amador**, 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:

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-11-2030 6
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.
3275 West Ina Road, Suite 220
Tucson, AZ 85741

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

Gary Amador and Shawn Amador
2705 Ostler Court
Modesto, CA 95355

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

4. ADDRESS OF PROPERTY:

42027 West Solitare Drive
Maricopa, AZ 85138

5. MAIL TAX BILL TO:

Gary Amador and Shawn Amador
2705 Ostler Court
Modesto, CA 95355

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"/> Agriculture |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or manufactured Home |
| d. <input type="checkbox"/> 2-4 Plex | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| e. <input type="checkbox"/> Apartment Building | i. <input type="checkbox"/> Other Use; Specify: _____ |

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. <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: |

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

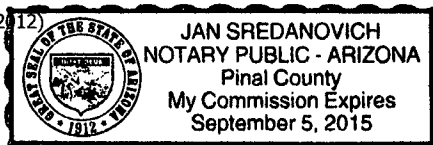
State of Arizona, County of Pinal

Subscribed and sworn to before me on this 15 day of Oct 2013

Notary Public

Notary Expiration Date

DOR FORM 82162 (08/2012)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 11/27/2013 1113

FEE NUMBER: 2013-092270

10. SALE PRICE: \$ 278012 00

11. DATE OF SALE (Numeric Digits): 0 / 6 / 1 3
Month/Year

12. DOWN PAYMENT \$ 78012 00

13. METHOD OF FINANCING:

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

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):

First American Title Insurance Company
475 East Cottonwood Lane
Casa Grande, AZ 85122
242-5568148 (JS) Phone (520)836-1500

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 94, of PROVINCE PARCEL 14 (F / 56)

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 22 day of Nov 2013

Notary Public

Notary Expiration Date

