



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.

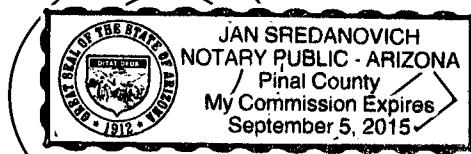
On 10-15-2013

before me, the undersigned Notary Public,  
personally appeared Karyn Verves, 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



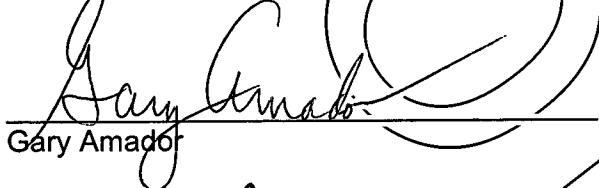
## ACCEPTANCE OF JOINT TENANCY

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

  
Shawn Amador

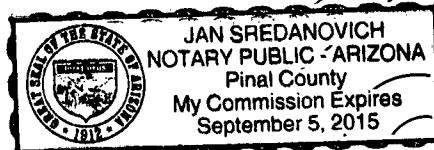
STATE OF Arizona  
County of Pinal

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:

  
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?  
 If Yes, state relationship:

Yes  No

### 4. ADDRESS OF PROPERTY:

42027 West Solitaire 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.  Vacant land f.  Commercial or Industrial Use
- b.  Single Family Residence g.  Agriculture
- c.  Condo or Townhouse h.  Mobile or manufactured Home  
     Affixed  Not Affixed
- 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 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 SWEARNED, 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)



JAN SREDANOVICH  
 NOTARY PUBLIC - ARIZONA  
 Pinal County  
 My Commission Expires  
 September 5, 2015

## 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:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- 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: 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)

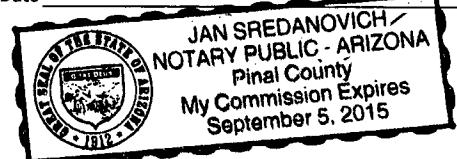
Signature of Buyer / Agent

State of Arizona, County of Pinal

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

Notary Public

Notary Expiration Date



JAN SREDANOVICH  
 NOTARY PUBLIC - ARIZONA  
 Pinal County  
 My Commission Expires  
 September 5, 2015