



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 08/04/2014 1610

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2014-045000



Recording Requested by:
Carefree Title Agency, Inc.

When recorded mail to:
David B. Urban and Deanna M. Urban
32866 North Falcon Trail
San Tan Valley, AZ 85142

SPECIAL WARRANTY DEED

Escrow No. 4183-1 (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
David B. Urban and Deanna M. Urban, husband and wife as community property, 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 19, OF SAN TAN HEIGHTS PARCEL C-11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF
THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET-G, SLIDE 24.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights
of way and easements of record.

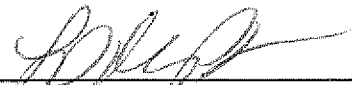
And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other,
subject to the matters set forth.

DATED: July 31, 2014

Warranty Deed - continued

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Meritage Homes of Arizona, Inc., an
Arizona corporation


By: Laura McPherson, Vice President

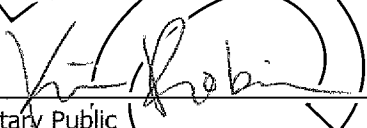
STATE OF ARIZONA

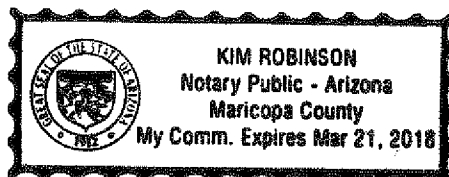
County of Maricopa

On August 1, 2014, before me, the undersigned Notary Public,
personally appeared Laura McPherson, Vice President of Meritage Homes of Arizona, Inc., an Arizona
corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within instrument and acknowledged to me that he executed the
same in his authorized capacity and that by his signature on the instrument the person or the entity upon
behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 03-21-18


Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 07/31/2014 by and between Meritage Homes of Arizona, Inc and David B. Urban and Deanna M. Urban.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: 07/31/2014

David B. Urban
David B. Urban

Deanna M. Urban
Deanna M. Urban

STATE OF AZ

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)ss.

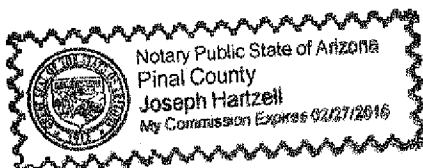
County of Maricopa

On 8/1/2014, before me, the undersigned Notary Public, personally appeared David B. Urban and Deanna M. Urban, 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: 2/27/2016

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 516-01-5040
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
8800 East Raintree Drive Suite 300
Scottsdale, AZ 85260

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

David B. Urban and Deanna M. Urban
32866 North Falcon Trail
San Tan Valley, AZ 85142

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

4. ADDRESS OF PROPERTY:

32866 North Falcon Trail
San Tan Valley, AZ 85142

5. MAIL TAX BILL TO:

David B. Urban and Deanna M. Urban
32866 North Falcon Trail
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. ☐ 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 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

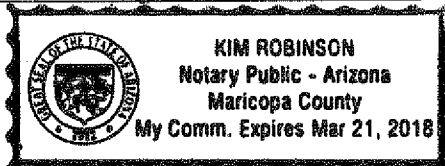
State of Arizona, County of Pinal, Maricopa

Subscribed and sworn to before me on this 01 day of August 2014

Notary Public

Notary Expiration Date 3-21-18

DOR FORM 82162 (08/2012)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 08/04/2014 1610

FEE NUMBER: 2014-045000

10. SALE PRICE: \$250,995.00 00

11. DATE OF SALE (Numeric Digits): 08 / 14
Month/Year

12. DOWN PAYMENT \$8785 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:

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
4183-1 (iw) Phone (480)385-6200

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 19, of SAN TAN HEIGHTS' PARCEL C-11 (G / 24)

Signature of Buyer / Agent

State of Arizona, County of Pinal, Maricopa

Subscribed and sworn to before me on this 01 day of August 2014

Notary Public

Notary Expiration Date 2/27/2016

