

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
PGP Title, Inc.

When recorded return to:
Otto R. Luhrs and Carol J. Luhrs
4289 N. Petersburg Drive
Florence, AZ 85132
Escrow No.: AZ-088173

DATE/TIME: 12/31/2015 1003

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2015-083425



CORPORATION SPECIAL WARRANTY DEED
(without liens or encumbrances)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,
Pulte Home Corporation, a Michigan corporation, **the GRANTOR**

herein does hereby convey to
Otto R. Luhrs and Carol J. Luhrs, husband and wife, each as to an undivided 50% interest as tenants in
common, **the GRANTEE,**

the following described real property situated in Pinal County, Arizona, with the title being conveyed to the grantee
as set forth in the attached acceptance by the grantee:

Lot 15, OF RE-PLAT OF ANTHEM AT MERRILL RANCH UNIT 16, according to the plat of record in the
Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2014-052114 and Resolution
recorded in Fee No. 2015-011080 of Official Records.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of
record. And the GRANTOR binds itself and its successors to warrant the title against its acts and none other,
subject to the matters above set forth.

Dated: December 30, 2015

Pulte Home Corporation, a Michigan corporation

BY: C. Dambrosio

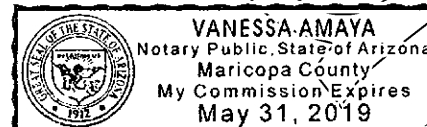
Closing Coordinator

STATE OF Arizona)
COUNTY OF Maricopa)

On 30th day of December, 2015, before me, the undersigned Notary Public, personally
appeared C. Dambrosio, Closing Coordinator, 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.

Notary Public



ACCEPTANCE OF TENANTS IN COMMON

ESCROW NO.: AZ-088173

Otto R. Luhrs and Carol J. Luhrs, each for himself or herself and jointly, but not one for the other, state that the undersigned have offered to purchase the real property situate in Pinal County described as follows:

Lot 15, OF RE-PLAT OF ANTHEM AT MERRILL RANCH UNIT 16, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2014-052114 and Resolution recorded in Fee No. 2015-011080 of Official Records.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance and to acquire any interest in said real property under said deed as Tenants in Common and not in Joint Tenancy and not as Community Property with Right of Survivorship.

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

Dated: Dec. 29, 2015

Otto R. Luhrs
Otto R. Luhrs

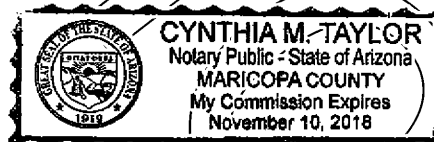
Carol J. Luhrs
Carol J. Luhrs

STATE OF Arizona
COUNTY OF Pinal

On this 29 day of December, 2015, before me, the undersigned Notary Public, personally appeared Otto R. Luhrs and Carol J. Luhrs, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subject 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.

Cynthia M. Taylor
Notary Public



AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**Primary Parcel: 211-12-8510

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:Pulte Home Corporation, a Michigan corporation16767 N. Perimeter Drive, Suite 100Scottsdale, AZ 85260**3. (a) BUYER'S NAME AND ADDRESS:**Otto R. Luhrs and Carol J. Luhrs7811 W Trenton WayFlorence, AZ 85132(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:4289 N. Petersburg Drive, Florence, AZ 85132**5. MAIL TAX BILL TO:**7811 W. Trenton Way
Florence AZ 85132**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
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):

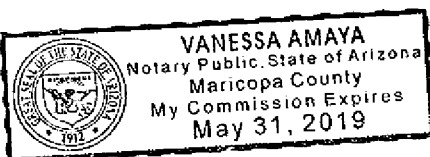
- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other: _____

THE UNDERSIGNED BEING DULY 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 Vanessa AmayaState of AZ, County of MaricopaSubscribed and sworn to before me on this 12 day of Dec 20 15Notary Public Vanessa Amaya

Notary Expiration Date _____

DOR Form 82162 (Revised 01/2012)

**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 12/31/2015 1003FEE NUMBER: 2015-083425**10. SALE PRICE:** \$ 278,990 **00****11. DATE OF SALE (Numeric Digits):** 12 / 15
Month / Year**12. DOWN PAYMENT** \$ 10,000 **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: N/A**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):PGP Title, Inc.16767 N. Perimeter Drive, Suite 100Scottsdale, AZ 85260Phone (480) 451-2600**18. LEGAL DESCRIPTION (attach copy if necessary):**See attached Exhibit "A"Signature of Buyer/Agent Chris RoenquistState of AZ, County of MaricopaSubscribed and sworn to before me on this 31 day of Dec 20 15Notary Public Vanessa Amaya

Notary Expiration Date _____

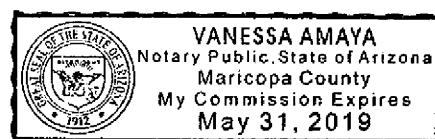


EXHIBIT "A"

Lot 15, OF RE-PLAT OF ANTHEM AT MERRILL RANCH UNIT 16, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2014-052114 and Resolution recorded in Fee No. 2015-011080 of Official Records.

Unofficial