



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS**

at the request of Pioneer Title Agency, Inc.

When recorded mail to

**Daniel Sheppard  
Angela Sheppard**

DATE/TIME: 08/18/2016 1617  
FEE: \$17.00  
PAGES: 5  
FEE NUMBER: 2016-055079



76100649-JOP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 104-24-2380

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations,  
AV Homes of Arizona, LLC, An Arizona Limited Liability Company  
hereafter called the Grantor, hereby conveys to

Daniel Sheppard and Angela Sheppard, husband and wife

the following real property situated in Pinal County, Arizona, together with all rights and privileges  
appurtenant thereto, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of  
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear  
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 above set forth.

DATED August 16, 2016

**AV Homes of Arizona, LLC, an Arizona  
Limited Liability Company**



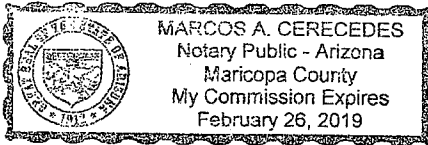
**By: Chris Haines  
Its: President**

State of Arizona

County of Maricopa

}  
} ss.  
}

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August 2016  
By Chris Haines as the President of AV Homes of Arizona, LLC, an Arizona Limited Liability Company



  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

Exhibit A

Lot 55, MILAGRO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 100 and Certificate of Correction recorded in Document No. 2008-101881, of Official Records.

MILAGRO



Exhibit A

Lot 55, MILAGRO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 100 and Certificate of Correction recorded in Document No. 2008-101881, of Official Records.

WORLDWIDE

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-24-2380  
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:

**AV Homes of Arizona, LLC, An Arizona Limited Liability Company**

8601 N. Scottsdale Rd. #220  
Scottsdale, AZ 85253

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

**Daniel Sheppard and Angela Sheppard**  
1788 E. Cielo Azul Way  
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

1788 E. Cielo Azul Way  
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

**Daniel Sheppard and Angela Sheppard**  
1788 E. Cielo Azul Way  
San Tan Valley, AZ 85140

(b) Next tax payment due 10/1/16

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agricultural
- h.  Mobile or Manufactured Home  
 Affixed  Not Affixed
- i.  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:

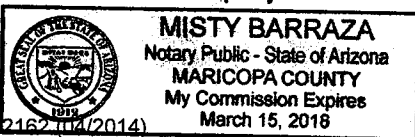
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member".
- c.  To be used as a non-primary or secondary residence.

See reverse side for definitions of a "primary residence, secondary residence" and "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.

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 Maricopa  
Subscribed and sworn to before me on this 18 day of August 2016  
Notary Public \_\_\_\_\_  
Notary Expiration Date 01/15/18



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2016-055079  
RECORD DATE 08/18/2016

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

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

10. SALE PRICE: \$ 281,205.00

11. DATE OF SALE (Numeric Digits): 8 / 2016  
Month / Year

12. DOWN PAYMENT \$ 5,410.00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(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 devises, 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:

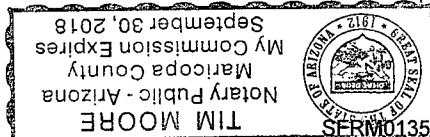
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

**Pioneer Title Agency, Inc.**  
11220 N Tatum Blvd, Suite 100, Phoenix, AZ 85028  
Phone: (480) 237-4261

18. LEGAL DESCRIPTION (attach copy if necessary):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
State of AZ County of Maricopa  
Subscribed and sworn to before me on this 17 day of Aug 2016  
Notary Public \_\_\_\_\_  
Notary Expiration Date 9.30/2018



**EXHIBIT "A"**  
**Legal Description**

Lot 55, MILAGRO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 100 and Certificate of Correction recorded in Document No. 2008-101881, of Official Records.