



DATE/TIME: 05/23/2017 1634

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-036476



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Marcus Andre Bagby and Marina Bagby
13143 East Tumbleweed Lane
Florence, AZ 85132

SPECIAL WARRANTY DEED

Escrow No. 435-5847318.(rtk)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,
LGI Homes - Arizona, LLC, an Arizona limited liability company, the GRANTOR does hereby convey to
Marcus Andre Bagby and Marina Bagby, husband and wife, 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 479, MAGMA RANCH II-UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 193 AND
AFFIDAVIT OF CORRECTION RECORDED AS 2006-084092, OF OFFICIAL RECORDS.

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: May 19, 2017

Warranty Deed - continued

LGI Homes - Arizona, LLC, an Arizona limited liability company

[Handwritten signature of Tracy Norton]

By: Tracy Norton,
Authorized Signor

STATE OF Arizona)

County of Maricopa) ss.

On May 19, 2017, before me, the undersigned Notary Public, personally appeared **Tracy Norton**, 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:

11/19/17

[Handwritten signature of Rachel T. Kelly]
Notary Public



File No.: 435-5847318 (rtk)
A.P.N.: 210-83-4790.3

Warranty Deed - continued

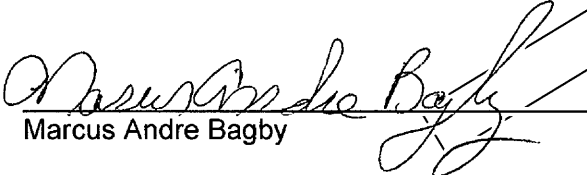
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 05/19/2017 by and between LGI Homes - Arizona, LLC and Marcus Andre Bagby and Marina Bagby.

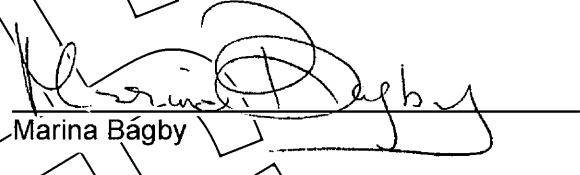
That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in 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: 05/19/2017



Marcus Andre Bagby



Marina Bagby

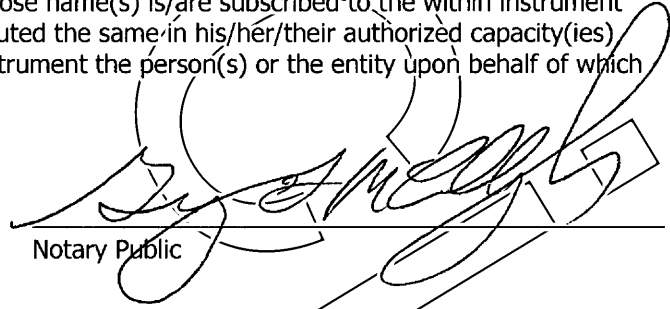
STATE OF AZ)
County of MARICOPA) ss.



On MAY 19 2017 , before me, the undersigned Notary Public, personally appeared Marcus Andre Bagby and Marina Bagby, 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:
 92418



Notary Public

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-83-4790 3
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

LGI Homes - Arizona, LLC
11445 East Via Linda Suite 2196
Scottsdale, AZ 85259

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

Marcus Andre Bagby and Marina Bagby
13143 East Tumbleweed Lane
Florence, AZ 85132

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

13143 East Tumbleweed Lane
Florence, AZ 85132

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

Marcus Andre Bagby and Marina Bagby
13143 East Tumbleweed Lane
Florence, AZ 85132

(b) Next tax payment due 10/01/2017

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. Agriculture
- 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 definition 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 23 day of May 2017

Notary Public Rachel Kelly

Notary Expiration Date 11/19/17

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 05/23/2017 1634

FEE NUMBER: 2017-036476

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: \$170,900 00

11. DATE OF SALE (Numeric Digits): 0 4 / 1 7 Month/Year

12. DOWN PAYMENT: \$0 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 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):

Marcus Andre Bagby and Marina Bagby
13143 East Tumbleweed Lane
Florence, AZ 85132

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 479, of MAGMA RANCH-II-UNIT 2 (F / 193)

Signature of Buyer / Agent Marcus Andre Bagby

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 23 day of May 2017

Notary Public Garry L. McCullough

Notary Expiration Date 9/29/18

