



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Mark K. Whitaker and Chelli K. Whitaker
20605 North Madeline Street
Maricopa, AZ 85138

Electronically Recorded
DATE/TIME: Jul 27, 2017 1:39 PM
FEE: \$ 17.00
PAGES: 3
FEE NUMBER: 2017-053642



SPECIAL WARRANTY DEED

Escrow No. 435-5809973 (CC)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

KB Home Sales-Phoenix Inc., an Arizona limited liability company, the GRANTOR does hereby convey to

Mark K. Whitaker and Chelli K. Whitaker, 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 13, FINAL PLAT FOR PARCEL 7 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 140.

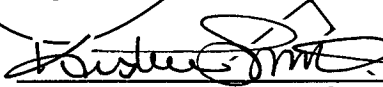
Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

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 25, 2017

Warranty Deed - continued

KB Home Sales - Phoenix, Inc, an Arizona corporation


By: Kristine Smith, Its: DUP Coordinator

STATE OF ARIZONA

County of MARICOPA

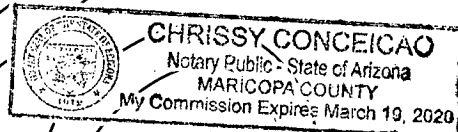
On 7-25-17, before me, the undersigned Notary Public, personally appeared **Kristine Smith**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the 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:

3-19-20


Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 07/25/2017 by and between KB NGOS and Mark K. Whitaker and Chelli K. Whitaker.

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: 07/25/2017

Mark K. Whitaker
Mark K. Whitaker

Chelli K. Whitaker
Chelli K. Whitaker

STATE OF AZ)

County of)

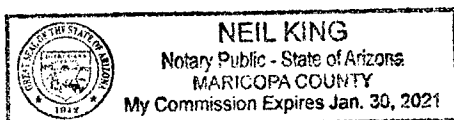
Maricopa)

On 7/27/17, before me, the undersigned Notary Public, personally appeared **Mark K. Whitaker and Chelli K. Whitaker**, 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: 1/30/21

Notary Public



AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 512-43-6340 8
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:**KB Home Sales - Phoenix, Inc
10429 South 51st Street, Suite 100
Phoenix, AZ 85044**3. (a) BUYER'S NAME AND ADDRESS:**Mark K. Whitaker and Chelli K. Whitaker
20605 North Madeline Street
Maricopa, AZ 85138(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:20605 North Madeline Street
Maricopa, AZ 85138**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**Mark K. Whitaker and Chelli K. Whitaker
20605 North Madeline Street
Maricopa, AZ 85138(b) Next tax payment due 10/17**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:

- 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

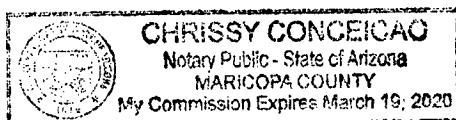
State of Arizona _____, County of Pinal

Subscribed and sworn to before me on this 27 day of July 20 17

Notary Public

Notary Expiration Date 3-19-20

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY****PINAL COUNTY****DATE/TIME: 07/27/2017 1:39 PM****FEE NUMBER: 2017-053642_AOPV****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:

10. SALE PRICE: \$281,000.00 00**11. DATE OF SALE (Numeric Digits): 9 / 1 6 Month/Year****12. DOWN PAYMENT \$1,500.00 00****13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from
 Financial institution:
 (1) ☐ Conventional
 (2) ☒ VA
 (3) ☐ FHA
 c. ☐ Assumption of existing loan(s) f. ☐ Other financing; Specify:
 d. ☒ Seller Loan (Carryback)

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):Mark K. Whitaker and Chelli K. Whitaker
20605 North Madeline Street
Maricopa, AZ 85138**18. LEGAL DESCRIPTION (attach copy if necessary):**

Lot 13, of FINAL PLAT FOR PARCEL 7 AT HOMESTEAD NORTH (F / 140)

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 Buyer / Agent

State of Arizona _____, County of Pinal

Subscribed and sworn to before me on this 27 day of July 20 17

Notary Public

Notary Expiration Date 1-30-20