



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**VIRGINIA ROSS**

Electronically Recorded

DATE/TIME: Oct 31, 2018 9:39 AM

FEE: \$ 17.00

PAGES: 5

FEE NUMBER: 2018-081815



Recording Requested By:  
Empire West Title Agency LLC

And When Recorded Mail To:  
Humphrey Hassing and Sandra O. Gates  
42272 West Balsa Drive  
Maricopa, AZ 85138

Escrow No. 91698EW

1652 of 3

This area reserved for County Recorder

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I,  
**Santa Rosa Springs CVH, LLC**, an Arizona limited liability company  
do hereby convey to

**Humphrey Hassing and Sandra O. Gates, husband and wife**

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

**Lot 120, SANTA ROSA SPRINGS PARCEL 2, according to the plat of record in the office  
of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 15 and  
Certificate of Correction recorded in Document no. 2005-170158 and Affidavits of  
Correction recorded in Document no. 2010-1494 and in Document no. 2014-30411.**

Except oil, gas and mineral rights as reserved in instruments recorded in Docket 15, page  
70 and recorded in Book 85 of Deeds, page 228.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way,  
easements, and all other matters of record.

Dated July 24, 2018

**Special Warranty Deed**

Escrow No. 91698EW

SUBJECT-TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated: July 24, 2018.

**Santa Rosa Springs CVH LLC**

**By CVH Capital LLC, it's member**

  
\_\_\_\_\_  
**By James E. Shelly, Its' manager**

Dated July 24, 2018

Special Warranty Deed

Escrow No. 91698EW

STATE OF Ar

County of Pinal

)SS.

On July 25, 2018, before me, the undersigned Notary Public, personally appeared **James E. Shelly, Manager**, 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 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.

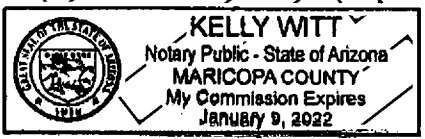
WITNESS my hand and official seal.

*[Handwritten Signature]*

My Commission Expires:

Notary Public

1-9-2022



**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED October 17, 2018, Wherein

**Santa Rosa Springs CVH, LLC, an Arizona limited liability company**  
as Grantors, convey to

**Humphrey Hassing and Sandra O. Gates, husband and wife**

not as tenants in common and not as joint tenants, but as community property with right of survivorship, the property legally described.

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

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as community property with right of survivorship, and not as joint tenants, and not as Tenants in Common.

Dated this **October 17, 2018**

  
\_\_\_\_\_  
**Humphrey Hassing**

  
\_\_\_\_\_  
**Sandra O. Gates**

STATE OF Texas )  
County of Montgomery )SS.

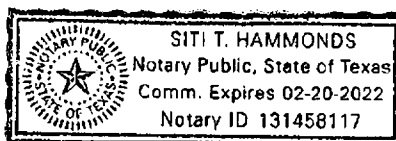
On October 22, 2018, before me, the undersigned Notary Public, personally appeared **Humphrey Hassing and Sandra O. Gates, husband and wife**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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:

2-20-2022

  
\_\_\_\_\_  
Notary Public **Siti Hammonds**



**Exhibit 'A'**

**Lot 120, SANTA ROSA SPRINGS PARCEL 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 15 and Certificate of Correction recorded in Document no. 2005-170158 and Affidavits of Correction recorded in Document no. 2010-1494 and in Document no. 2014-30411.**

**Except oil, gas and mineral rights as reserved in instruments recorded in Docket 15, page 70 and recorded in Book 85 of Deeds, page 228.**

**Santa Rosa Springs**

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 512-16-3360  
 BOOK MAP PARCEL SPLIT  
 LETTER  
 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 (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
Santa Rosa Springs CVH, LLC, an Arizona limited liability company  
c/o Costa Verde Homes LLC  
3200 N. Hayden Road, Suite 315  
Scottsdale, AZ 85251

3. (a) BUYER'S NAME AND ADDRESS:  
Humphrey Hassing and Sandra O. Gates  
2919 East Wildhorse Drive  
Gilbert, AZ 85297  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
42272 West Balsa Drive  
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)  
Humphrey Hassing and Sandra O. Gates  
42272 West Balsa Drive  
Maricopa, AZ 85138  
 (b) Next tax payment due 3/1/2019

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

8. If you checked e or f in item 6 above, indicate the number of units: \_\_\_\_\_  
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**  
**DATE/TIME: 10/31/2018 9:39 AM**  
**FEE NUMBER: 2018-081815\_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: **\$201,440.00**

11. DATE OF SALE (Numeric Digits): 10 / 2018  
 Month Year

12. DOWN PAYMENT: **\$39,223.54**

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback) 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% 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: \_\_\_\_\_ N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:  
 (a) Did the Sales 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: \_\_\_\_\_

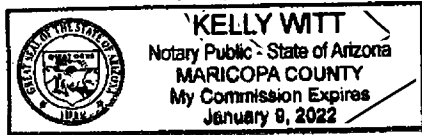
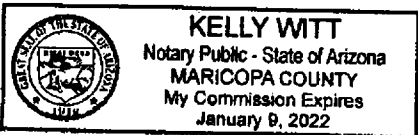
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Humphrey Hassing and Sandra O. Gates  
2919 East Wildhorse Drive  
Gilbert, AZ 85297

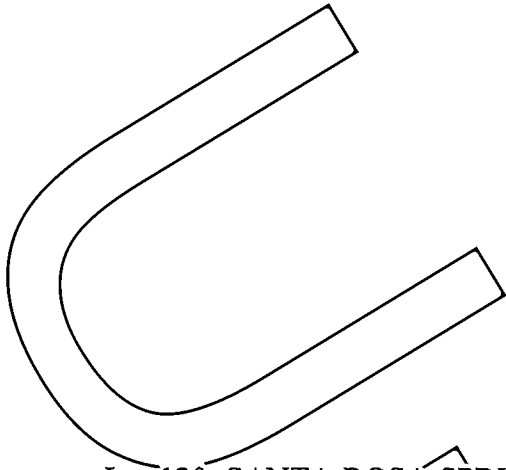
18. LEGAL DESCRIPTION (attach copy if necessary)  
 See Exhibit "A" attached heret

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 Ar, County of Pinal  
 Subscribed and sworn to before me this 26 day of Oct  
 2018  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 1-9-2022

Signature of Buyer/Agent \_\_\_\_\_  
 State of Ar, County of Pinal  
 Subscribed and sworn to before me this 26 day of Oct  
 2018  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 1-9-2022





**Exhibit "A"**

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