



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

Electronically Recorded

DATE/TIME: Dec 21, 2018 4:43 PM

FEE: \$ 20.00

PAGES: 3

FEE NUMBER: 2018-094568



Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
The Michael Amoa-Asare, Trustees  
2618 East Desert Broom Place  
Chandler, AZ 85286

**SPECIAL WARRANTY DEED**

File No. 435-5921454 (st)

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

**AV Homes of Arizona, LLC, an Arizona limited liability company**, the GRANTOR does hereby convey to

**Michael Amoa-Asare and Diane Amoa-Asare, Trustees of The Michael Amoa-Asare, LLC Defined Benefit Plan and Trust, dated January 1, 2012**, the GRANTEE

the following described real property situate in Pinal County, Arizona:

LOT 11, OF 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 A CERTIFICATE OF CORRECTION RECORDED OCTOBER 27, 2008 AS 2008-101881, 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: December 11, 2018

Warranty Deed – continued

AV Homes of Arizona, LLC, an Arizona limited liability company

By: JCH Group LLC, as its managing member  
Avatar Properties, Inc., as its member

By: Jay Van Quathem  
Jay Van Quathem, Its Vice President

State of Arizona )

)ss.

County of Maricopa )

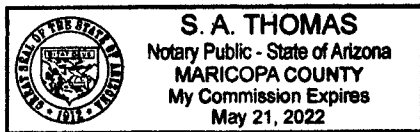
On 12/12/2018, before me, the undersigned Notary Public, personally appeared Jay Van Quathem, personally know to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument is the person or the entity upon behalf of the person acted, executed the instrument.

WITNESS my hand and official seal.

S. A. Thomas

Notary Public

My commission expires: 5/21/2022



AVHomes.com

File No.: 435-5921454 (st)  
A.P.N.: 104-24-1940 6

Warranty Deed - continued

BENEFICIARY DISCLOSURE

December 07, 2018

First American Title Insurance Company  
8601 N. Scottsdale Road, Suite 135  
Scottsdale, AZ 85253

RE: Escrow No. 435-5921454

The undersigned, being the Trustee(s) of the The Michael Amoa-Asare, Trustees, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Michael Amoa-Asare  
ADDRESS: 2618 East Desert Broom Place, Chandler AZ 85286

NAME: Diana Amoa-Asare  
ADDRESS: 2618 E Desert Broom Place, Chandler AZ 85286

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

The Michael Amoa-Asare, Trustees

[Signature], trustee  
Michael Amoa-Asare, Trustee

[Signature], trustee  
Diane Amoa-Asare, Trustee

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 104-24-1940 6  
 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:  
AV Homes of Arizona, LLC  
1225 W Washington Street #313  
Tempe, AZ 85281

3. (a) BUYER'S NAME AND ADDRESS:  
The Michael Amoa-Asare, Trustees  
2618 East Desert Broom Place  
Chandler, AZ 85286

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

4. ADDRESS OF PROPERTY:  
1643 East Luna Blanca Way  
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
The Michael Amoa-Asare, Trustees  
2618 East Desert Broom Place  
Chandler, AZ 85286  
 (b) Next tax payment due 10-1-2019

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box  
 a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 c.  Condo or Townhouse h.  Mobile or manufactured Home  
      Affixed  Not Affixed  
 d.  2-4 Plex i.  Other Use; Specify: \_\_\_\_\_  
 e.  Apartment Building

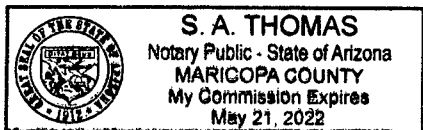
7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in item 6 above, please check one of the following:  
 a.  To be used as a primary residence.  
 b.  To be rented to someone other than a "qualified family member."  
 c.  To be used as a non-primary or secondary residence.

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 [Signature]  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me on this 21 day of December 20 18  
 Notary Public [Signature]  
 Notary Expiration Date 5/21/2022  
 18  
 DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 12/21/2018 4:43 PM**

**FEE NUMBER: 2018-094568\_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: \$ 242,109.00 00

11. DATE OF SALE (Numeric Digits): 06 / 18 Month/Year

12. DOWN PAYMENT \$ 242,109.00 00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade  
 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):  
The Michael Amoa-Asare, Trustees  
2618 East Desert Broom Place  
Chandler, AZ 85286

18. LEGAL DESCRIPTION (attach copy, if necessary):  
Lot 11, of MILAGRO (G / 100)

Signature of Buyer [Signature]  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me on this 21 day of December 20 18  
 Notary Public [Signature]  
 Notary Expiration Date 5/21/2022

