



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/17/2019 1139
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2019-028543

Recording Requested By:
Empire West Title Agency LLC

And-When Recorded Mail To:
Morris C. Riddick
17446 North Rosa Drive
Maricopa, AZ 85138

Escrow No. 89272EW | KW | 1 of 2

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

Morris C. Riddick., an unmarried man

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

**Lot 182, 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.

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 February 4, 2019

Special Warranty Deed

Escrow No. 89272EW

Dated: February 4, 2019.

Santa Rosa Springs CVH LLC

By CVH Capital LLC, it's member

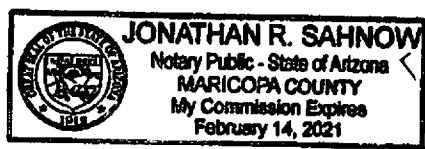
Matt Hage
By Matt Hage, It's Member

STATE OF Arizona)
County of Maricopa)SS.

On February 21, 2019, before me, the undersigned Notary Public, personally appeared Matt Hage, It's Member, 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: _____ Notary Public *[Signature]*



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 512-16-3980
 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:
 Morris C. Riddick
 4478 Winona Avenue, Apt #6
 San Diego, CA 92115
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
 17446 North Rosa Drive
 Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
 Morris C. Riddick
 17446 North Rosa Drive
 Maricopa, AZ 85138
 (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. 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

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: \$191,160.00

11. DATE OF SALE (Numeric Digits): 04 / 2019
 Month Year

12. DOWN PAYMENT: \$42,861.62

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):
 Morris C. Riddick
 4478 Winona Avenue, Apt #6
 San Diego, CA 92115

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 182, 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.

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 _____, County of _____
 Subscribed and sworn to before me this 16 day of April, 2019
 Notary Public _____
 Notary Expiration Date 1-9-2022

Signature of Buyer/Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me this 16 day of April, 2019
 Notary Public _____
 Notary Expiration Date 1-9-2022

