



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

Recording Requested By:
NEW LAND TITLE AGENCY, LLC

DATE/TIME: 04/30/2019 1232
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2019-032773

WHEN RECORDED MAIL TO:

Laarni Ignacio Layon
Ferdinand Rivera Layon
370 E Kona Drive
Casa Grande AZ 85122

Escrow No. AZ6524

SPACE ABOVE THIS LINE FOR RECORDERS USE

SPECIAL WARRANTY DEED

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

K. Hovnanian at Villago, LLC, an Arizona limited liability company

the GRANTOR do/does hereby convey to

Laarni Ignacio Layon and Ferdinand Rivera Layon, wife and husband

the GRANTEE(S)

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

Lot 75, VILLAGO PARCEL 22, according to the final plat recorded in Cabinet F, Slide 32, records of Pinal County, Arizona.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, easements, and liabilities as may appear of record.

AND the Grantor here by binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

DATED: APRIL 26, 2019

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NEW LAND TITLE AGENCY

WHEN RECORDED MAIL TO:

Laarni Ignacio Layon
Ferdinand Rivera Layon
370 E Kona Drive
Casa Grande, AZ, 85122

Escrow Number AZ6524

SPACE ABOVE THIS LINE FOR RECORDERS USE

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

Laarni Ignacio Layon and Ferdinand Rivera Layon each for himself or herself and jointly, but not for the other, state that:

The undersigned have offered to purchase the real property situated in Pinal County described as follows:

Refer to Page 1 of the Special Warranty Deed for complete legal description

That each of the undersigned, individually and jointly as such Grantees, hereby declare that it is their intention to accept such conveyance as community property with right of survivorship and not as community property estate 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 community property estate and not as tenants in common.

That by the execution and delivery to New Land Title Agency, LLC 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 New Land Title Agency, LLC as Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to such deed upon its execution and delivery and to record the "Acceptance" together with such deed.

Dated: 4/26/2019

State of Arizona
County of MARICOPA
This Instrument was acknowledged before me this
26th day of APRIL, 2019

By Laarni Ignacio Layon and Ferdinand Rivera Layon

Laarni Ignacio Layon

Ferdinand Rivera Layon

Signature [Signature]
Notary Public

My Commission Expires: 2/12/2023



ALFONSO GONZALEZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 558817
Expires February 12, 2023

(Seal)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 515-38-181
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) _____ (2) _____

2. SELLER'S NAME AND ADDRESS:

K. Hovhannian at Villago, LLC, an Arizona limited liability company
20830 N. Tatum Blvd., Suite 250
Phoenix, AZ 85050

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

Laarni Ignacio Layon and Ferdinand Rivera Layon, husband and wife
1028 N Lehmborg Avenue
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

370 E Kona Drive
Casa Grande, AZ 85122

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

Laarni Ignacio Layon and Ferdinand Rivera Layon, husband and wife
370 E Kona Drive
Casa Grande, AZ 85122

(b) Next tax payment due 10/1/2019

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. Agricultural
- 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 residence.

See second page 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 26th day of APRIL 2019

Notary Public _____

Notary Expiration Date _____



PAUL LOVATO-AGUILAR
Notary Public - State of Arizona
MARICOPA COUNTY
Commission #559125
Expires February 10, 2023

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2019-032773
RECORD DATE 04/30/2019

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: \$226,950.00

11. DATE OF SALE (Numeric Digits): 02/2019
Month / Year

12. DOWN PAYMENT \$11,550.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see second page 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 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):

New Land Title Agency, LLC.
20830 N Tatum Blvd., Ste 250
Phoenix, AZ 85050
(480) 824-4243

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer (Agent) _____

State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 26th day of APRIL 2019

Notary Public _____

Notary Expiration Date _____



PAUL LOVATO-AGUILAR
Notary Public - State of Arizona
MARICOPA COUNTY
Commission #559125
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EXHIBIT "A"

Lot 75, VILLAGO PARCEL 22, according to the final plat recorded in Cabinet F, Slide 32, records of Pinal County, Arizona.

