



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 11/26/2019 1051

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2019-101064

Recording Requested by:  
Carefree Title Agency, Inc.

When recorded mail to:  
Alex Palacios and Maria P. Palacios  
33868 North Desert Broom Trail  
San Tan Valley, AZ 85142

**SPECIAL WARRANTY DEED**

Escrow No. PHX-35924 (iw)

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

**Meritage Homes of Arizona, Inc, an Arizona corporation**, the GRANTOR does hereby convey to

**Alex Palacios and Maria P. Palacios, 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 131, OF SAN TAN HEIGHTS PARCEL C-3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN PLAT FEE NO. 2017-089176.

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: November 21, 2019

Warranty Deed - continued

SEE ACCEPTANCE ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF.

Meritage Homes of Arizona, Inc., an  
Arizona corporation

  
By: Eric Peterson, Director of Finance

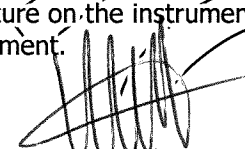
STATE OF ARIZONA

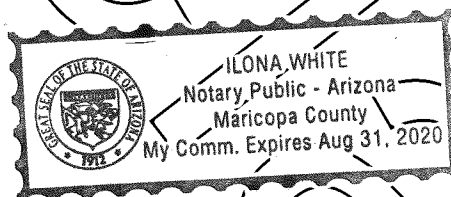
County of Maricopa

On 11/21/19, before me, the undersigned Notary Public,  
personally appeared Eric Peterson, Director of Finance of Meritage Homes of Arizona, Inc., an Arizona  
corporation, personally known 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 the person or the entity upon  
behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 8/31/2020

  
Notary Public: Ilona White




## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP


This Acceptance is to be attached to: Warranty Deed dated November 21, 2019 by and between Meritage Homes of Arizona, Inc and Alex Palacios and Maria P. Palacios.

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: November 21, 2019

  
Alex Palacios

  
Maria P. Palacios

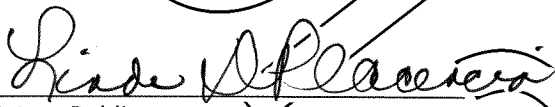
STATE OF AZ

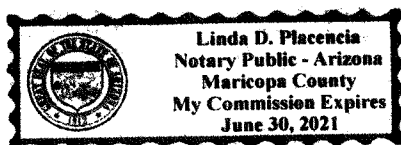
County of Maricopa

On 25 NOV 2019, before me, the undersigned Notary Public, personally appeared **Alex Palacios and Maria P. Palacios**, 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 is/are 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: 6/30/2021

  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 516-01-7850 - SPLIT  
BOOK MAP PARCEL

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:**Meritage Homes of Arizona, Inc  
8800 East Raintree Drive, Suite 300  
Scottsdale, AZ 85260**3. (a) BUYER'S NAME AND ADDRESS:**Alex Palacios and Maria P. Palacios  
33868 North Desert Broom Trail  
San Tan Valley, AZ 85142(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**33868 North Desert Broom Trail  
San Tan Valley, AZ 85142**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**Alex Palacios and Maria P. Palacios  
33868 North Desert Broom Trail  
San Tan Valley, AZ 85142(b) Next tax payment due 03/01/2020**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

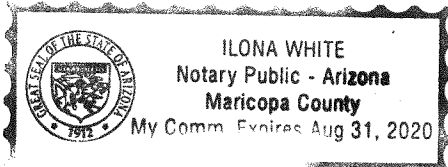
State of Arizona, County of MaricopaSubscribed and sworn to before me on this 25 day of November 20 19

Notary Public

Notary Expiration Date 8-31-2020

19

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION PINAL  
FEE NO 2019-101064  
RECORD DATE 11/26/2019**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:** \$318,495.00 00**11. DATE OF SALE (Numeric Digits):** 11/1/19 Month/Year**12. DOWN PAYMENT:** \$221,556 00**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from  
     Financial institution:  
     (1) ☒ Conventional  
     (2) ☐ VA  
 c. ☐ Assumption of existing loan(s) (3) ☐ FHA  
 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 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):**Alex Palacios and Maria P. Palacios  
33868 North Desert Broom Trail  
San Tan Valley, AZ 85142**18. LEGAL DESCRIPTION (attach copy, if necessary):**

LOT 131, OF SAN TAN HEIGHTS PARCEL C-3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN PLAT FEE NO. 2017-089176.

Signature of Buyer / Agent

State of Arizona, County of MaricopaSubscribed and sworn to before me on this 25 day of November 20 19

Notary Public

Notary Expiration Date 6/30/2021