



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/26/2020 1421

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2020-017648

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Linda Van Rosmalen
11761 East Red-Butte
Gold-Canyon, AZ 85118

SPECIAL WARRANTY DEED

Escrow No. 435-6021963 (BE)

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

KB Homes Sales-Phoenix Inc., an Arizona corporation, the GRANTOR does hereby convey to

Linda Van Rosmalen, an unmarried woman, the GRANTEE

The following described real property situate in Maricopa County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 18, OF THE FINAL PLAT OF PERALTA CANYON PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2017-055294.

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: February 18, 2020

Warranty Deed - continued

KB Home Sales - Phoenix, Inc, an Arizona corporation

Ericah Pelletier
By: Ericah Pelletier, Its: DUP Coordinator

STATE OF ARIZONA

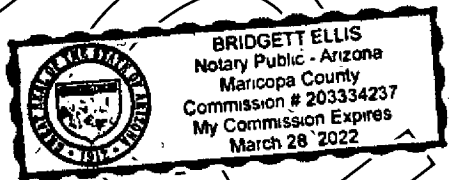
County of MARICOPA

On 2/24/2020, before me, the undersigned Notary Public, personally appeared **Ericah Pelletier**, 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 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:

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-09-2920
 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:

KB Home Sales - Phoenix, Inc
10429 South 51st Street, Suite 100
Phoenix, AZ 85044

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

Linda Van Rosmalen
11761 East Red Butte
Gold Canyon, AZ 85118

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

11761 East Red Butte
Gold Canyon, AZ 85118

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

Linda Van Rosmalen
11761 East Red Butte
Gold Canyon, AZ 85118

(b) Next tax payment due 10/01/2020

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. Agriculture
- 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 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 Maricopa

Subscribed and sworn to before me on this 24 day of February 20 2020

Notary Public _____

Notary Expiration Date 1/30/21

2020

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2020-017648
 RECORD DATE 02/26/2020

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: \$ 256,990.00 **00**

11. DATE OF SALE (Numeric Digits): 02 / 20 20
 Month/Year

12. DOWN PAYMENT: \$ 51398.00 **00**

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from Financial Institution:
 - (1) Conventional
 - (2) VA
 - (3) FHA
- 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:

\$ 0.00 **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):

Linda Van Rosmalen
11761 East Red Butte
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 18, of THE FINAL PLAT OF PERALTA CANYON PARCEL 2 (2017 / 55294)

Signature of Buyer / Agent Linda van Rosmalen
 State of Arizona _____, County of Maricopa
 Subscribed and sworn to before me on this 24 day of February 20 2020
 Notary Public _____
 Notary Expiration Date 1/30/21

