



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/30/2020 1512

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-062911

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Brian G. Stutsman and Heather N. Stutsman

SPECIAL WARRANTY DEED

Escrow No. 435-6035636 (KR)

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

Beazer Homes Sales Inc., a Delaware corporation, the GRANTOR does hereby convey to

Brian G. Stutsman and Heather N. Stutsman, 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 24, OF MORNING SUN FARMS UNIT 7B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS FEE NO. 2017-083558, OF OFFICIAL RECORDS.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

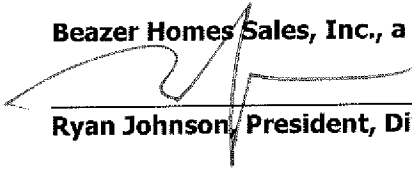
Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

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: June 25, 2020

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Beazer Homes Sales, Inc., a Delaware corporation


Ryan Johnson, President, Division-Phoenix

STATE OF Arizona

County of Maricopa

) ss.

On June 25, 2020, before me, the undersigned Notary Public, personally appeared **Ryan Johnson**, 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: 12/22/22


Notary Public


MORGAN DAVIS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 558219
Expires December 22, 2022

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File No.: 435-6035636 (KR)
A.P.N.: 509-93-16902

Warranty Deed - continued

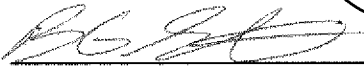
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated June 25, 2020 by and between Beazer Home Sales, Inc. and Brian G. Stutsman and Heather N. Stutsman.

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: June 25, 2020



Brian G. Stutsman



Heather N. Stutsman

STATE OF Arizona)
County of Maricopa) ss.


On 25th June 2020, before me, the undersigned Notary Public, personally appeared **Brian G. Stutsman and Heather N. Stutsman**, 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: 08/15/2023



Notary Public

 **CAMERON RAINS**
Notary Public - Arizona
Maricopa Co. / #568258
Expires 08/15/2023

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 509-93-16902
 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:
Beazer Home Sales, Inc
1130 North Alma School Road Suite 110
Mesa, AZ 85201

3. (a) BUYER'S NAME AND ADDRESS:
Brian G. Stutsman and Heather N. Stutsman
1687 West Harris Avenue
San Tan Valley, AZ 85142

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

4. ADDRESS OF PROPERTY:
1687 West Harris Avenue
San Tan Valley, AZ 85142

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Brian G. Stutsman and Heather N. Stutsman
1687 West Harris Avenue
San Tan Valley, AZ 85142
 (b) Next tax payment due 10/1/2020

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 Maricopa
 Subscribed and sworn to before me on this 25 day of June 2020
 Notary Public _____
 Notary Expiration Date 12/22/22
 20
 DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO 2020-062911
 RECORD DATE 06/30/2020

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: \$ 281,099.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 2 0
 Month/Year

12. DOWN PAYMENT \$ 14055.00 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)
 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: \$ 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):
Brian G. Stutsman and Heather N. Stutsman
1687 West Harris Avenue
San Tan Valley, AZ 85142

18. LEGAL DESCRIPTION (attach copy, if necessary):
LOT 24, OF MORNING SUN FARMS UNIT 7B (2017-083558)

Signature of Buyer / Agent BG Stutsman
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 25 day of June 2020
 Notary Public _____
 Notary Expiration Date 08/15/2023

