



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

Recording Requested By:  
Eastern National Title Agency Arizona, LLC

DATE/TIME: 07/22/2020 1228

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2020-070693

**WHEN RECORDED MAIL TO:**

**Kiran Bommavaram**

3921 E Powell Place  
Chandler, AZ 85249

Escrow No. AZ7453

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

**Kiran Bommavaram, a married man, as his sole and separate property**

the GRANTEE(S)

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

**Lot 65, VILLAGO PARCEL 12, according to the final plat recorded in Cabinet F, Slide 27,  
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: JULY 22, 2020

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SPECIAL WARRANTY DEED - CONTINUED

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

By: \_\_\_\_\_  
Name: Steve Logan  
Title: Division President

STATE OF ARIZONA )  
 )SS.  
COUNTY OF MARICOPA )

On JULY 22, 2020, before me, the undersigned Notary Public, personally appeared Steve Logan, Division President of K. Hovnanian at Villago, LLC, an Arizona limited liability company, 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.

Yessika Vargas  
Notary Public

My Commission Expires: 3/31/23

Seal:



YESSIKA VARGAS  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission #559777  
Expires March 31, 2023

**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 515-37-3480

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. Hovnanian at Village, LLC, an Arizona limited liability company  
20830 N. Tatum Blvd., Suite 250  
Phoenix, AZ 85050**3. (a) BUYER'S NAME AND ADDRESS:**Kiran Bommavaram  
3921 E Powell Place  
Chandler, AZ 85249(b) Are the Buyer and Seller related? Yes ☐ No ☒

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

**4. ADDRESS OF PROPERTY:**331 W Pacific Drive  
Casa Grande, AZ 85122**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**Kiran Bommavaram  
3921 E Powell Place  
Chandler, AZ 85249

(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. ☐ 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 "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 22nd day of July, 2020

Notary Public

Notary Expiration Date 2/12/2023

ALFONSO GONZALEZ  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 558617  
Expires February 12, 2023**FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION PINAL  
FEE NO 2020-070693  
RECORD DATE 07/22/2020**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:** \$245,530.00**11. DATE OF SALE (Numeric Digits):** 06/2020  
Month / Year**12. DOWN PAYMENT** \$61,430.00**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:  
 b. ☐ Barter or trade (1) ☒ Conventional  
 c. ☐ Assumption of existing loan(s) (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):**Eastern National Title Agency, Arizona, 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 22nd day of July, 2020

Notary Public

Notary Expiration Date 2/12/2023

ALFONSO GONZALEZ  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 558617  
Expires February 12, 2023

**EXHIBIT "A"**

**Lot 65, VILLAGO PARCEL 12, according to the final plat recorded in Cabinet F, Slide 27, records of Pinal County, Arizona.**