



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

Recording Requested By:
Eastern National Title Agency Arizona, LLC

DATE/TIME: 08/20/2020 1235

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2020-082491

WHEN RECORDED MAIL TO:

John Scot Ramsay

46100 W Mountain View Rd
Maricopa AZ 85139

Escrow No. AZ7575

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 Great Western Homes, LLC, an Arizona limited liability company

the GRANTOR do/does hereby convey to

John Scot Ramsay, an unmarried man

the GRANTEE(S)

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

**Lot 5, MARICOPA MEADOWS PARCEL 9, according to the Plat recorded in Cabinet E,
Slide 48, 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: AUGUST 17, 2020

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SPECIAL WARRANTY DEED - CONTINUED

K. Hovnanian Great Western Homes, LLC
an Arizona limited liability company

By: _____
Name: Steven Logan
Title: Division President

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

On AUGUST 17, 2020, before me, the undersigned Notary Public, personally appeared Steven Logan, Division President of K. Hovnanian Great Western Homes, 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: 512-33-565

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 Great Western Homes, LLC, an Arizona limited liability company

20830 N. Tatum Boulevard, Suite 250

Phoenix, AZ 85050

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

John Scot Ramsay

26903 159th Ave E

Graham, WA 98338

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

46100 W Mountain View Rd

Maricopa, AZ 85139

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

John Scot Ramsay

46100 W Mountain View Rd

Maricopa, AZ 85139

(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 17th day of August 2020

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

2020-082491

RECORD DATE

08/20/2020

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:

\$253,765.00

11. DATE OF SALE (Numeric Digits): 03/2020

Month / Year

12. DOWN PAYMENT

\$253,765.00

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)

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 17th day of August 2020

Notary Public

Notary Expiration Date



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

EXHIBIT "A"

Lot 5, MARICOPA MEADOWS PARCEL 9, according to the Plat recorded in Cabinet E, Slide 48, records of Pinal County, Arizona.

Maricopa County