



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 08/20/2020 1348

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-082551

Recording Requested by:  
Carefree Title Agency, Inc.

When recorded, mail to:  
Jacob D. Hoy  
7109 East Eagle Nest Way  
San Tan Valley, AZ 85143

## SPECIAL WARRANTY DEED

Escrow No. PHX-40375 (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

**Jacob D. Hoy, an unmarried man and Dezirae A. Villa, an unmarried woman**, 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 116, OF QUAIL RUN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 172 AND AS AMENDED IN AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2006-113116.

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

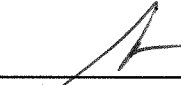
And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: August 04, 2020

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

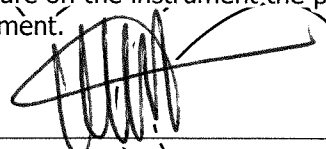
STATE OF ARIZONA

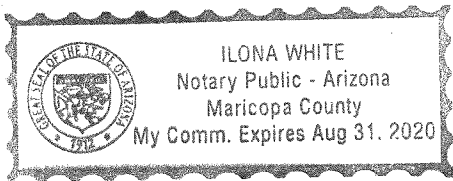
County of Maricopa

On 9/4/20, 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





**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-24-2160 - 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:

Jacob D. Hoy and Dezirae A. Villa  
7109 East Eagle Nest Way  
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

7109 East Eagle Nest Way  
San Tan Valley, AZ 85143

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

Jacob D. Hoy and Dezirae A. Villa  
7109 East Eagle Nest Way  
San Tan Valley, AZ 85143

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

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 [Signature]  
 State of Arizona \_\_\_\_\_, County of Pinal Maricopa  
 Subscribed and sworn to before me on this 19 day of August 2020  
 Notary Public [Signature]  
 Notary Expiration Date 1/31/21

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2020-082551  
 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: \$ 268,990.00 00

11. DATE OF SALE (Numeric Digits): 08 / 20  
 Month/Year

12. DOWN PAYMENT \$ 9,630 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 f.  Other financing; Specify: \_\_\_\_\_  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)

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):

Jacob D. Hoy and Dezirae A. Villa  
7109 East Eagle Nest Way  
San Tan Valley, AZ 85143

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 116, OF QUAIL RUN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 172 AND AS AMENDED IN AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2006-113116.

Signature of Buyer / Agent [Signature]  
 State of Arizona \_\_\_\_\_, County of Pinal Maricopa  
 Subscribed and sworn to before me on this 19 day of August 2020  
 Notary Public [Signature]  
 Notary Expiration Date 1/31/21

