



DATE/TIME: 08/28/2020 1422

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-086030

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Maria A. Valenzuela and Hector L. Valenzuela
4016 North Aleppo Court
Casa Grande, AZ 85122

SPECIAL WARRANTY DEED

Escrow No. 435-6060677 (kce)

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

LGI Homes - Arizona, LLC, an-Arizona limited liability company, the GRANTOR does hereby convey to

Maria A. Valenzuela and Hector L. Valenzuela, wife and husband, 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 11, OF GHOST HOLLOW ESTATES PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET H SLIDE 46 AND AN AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 26, 2008 AS 2008-113779, OF OFFICIAL RECORDS.

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 25, 2020

Warranty Deed - continued

LGI Homes - Arizona, LLC, an Arizona limited liability company

By: Tracy Norton,
Authorized Signor

STATE OF Arizona

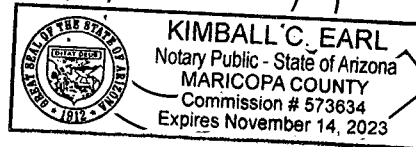
County of Maricopa

On 27 Aug 2020, before me, the undersigned Notary Public,

personally appeared **Tracy Norton**, 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: 14 Nov 23 Notary Public



File No.: 435-6060677 (kce)
A.P.N.: 509-98-0110 1

Warranty Deed - continued

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 08/25/2020 by and between LGI Homes - Arizona, LLC and Maria A. Valenzuela and Hector L. Valenzuela.

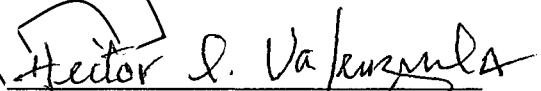
That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in 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: 08/25/2020



Maria A. Valenzuela



Hector L. Valenzuela

STATE OF AZ

County of Pinal

)
) ss.
)

On August 27, 2020 before me, the undersigned Notary Public, personally appeared **Maria A. Valenzuela and Hector L. Valenzuela**, 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: 9/27/2020



Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 509-98-0110 1

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:
LGI Homes - Arizona, LLC
11445 East Via Linda Suite 2196
Scottsdale, AZ 85259

3. (a) BUYER'S NAME AND ADDRESS:
Maria A. Valenzuela and Hector L. Valenzuela
4016 North Aleppo Court
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:
4016 North Aleppo Court
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Maria A. Valenzuela and Hector L. Valenzuela
4016 North Aleppo Court
Casa Grande, AZ 85122
 (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

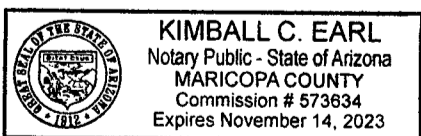
7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in item 6 above, please check one of the following:
 a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

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 _____
 State of Arizona _____, County of Maricopa
 Subscribed and sworn to before me on this 28 day of Aug 20 20
 Notary Public _____
 Notary Expiration Date 14 Nov 23



FOR RECORDER'S USE ONLY

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: \$ 235,900 **00**

11. DATE OF SALE (Numeric 0 6 / 2 0
 Digits): Month/Year

12. DOWN PAYMENT \$ 140,000 **00**

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from
 Financial institution:
 b. Barter or trade (1) Conventional
 (2) VA
 c. Assumption of existing loan(s) (3) FHA
 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:
 \$ **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):
Maria A. Valenzuela and Hector L. Valenzuela
4016 North Aleppo Court
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 11, of GHOST HOLLOW ESTATES PHASE 1 (H / 46)
 Signature of Buyer / Agent Hector L. Valenzuela
 State of Arizona _____, County of Pinal
 Subscribed and sworn to before me on this 27 day of Aug 20 20
 Notary Public Marc Hagenson
 Notary Expiration Date 19/29/2020

