



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/17/2020 0946
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-132125

Recording Requested by:
Carefree Title Agency, Inc.

When recorded mail to:
Garrett Murayama
20040 North Wilford Avenue
Maricopa, AZ 85138

SPECIAL WARRANTY DEED

Escrow No. PHX-44846 (KG)

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

Garrett Murayama, an unmarried man and Gabriella Montagnino, 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 6, OF RE-PLAT OF PARCEL 19 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN 2018-027717 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION-SCRIBNERS ERROR RECORDED IN 2018-073484 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: December 01, 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

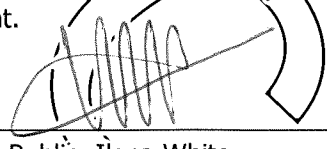
STATE OF ARIZONA

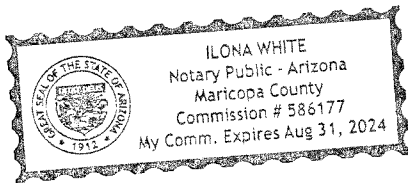
County of Maricopa

On 12/14/20, 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: 8/31/2024


Notary Public: Ilona White



ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated December 01, 2020 by and between **Meritage Homes of Arizona, Inc** and **Garrett Murayama and Gabriella Montagnino**.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: December 01, 2020

Garrett Murayama
Garrett Murayama

Gabriella Montagnino
Gabriella Montagnino

STATE OF AZ

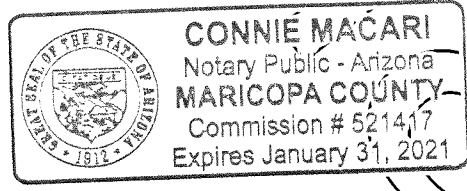
County of Maricopa) ss.

On December 14, 2020, before me, the undersigned Notary Public, personally appeared **Garrett Murayama and Gabriella Montagnino**, 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: 1/31/21

Connie Macari
Notary Public



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2020-132125
 RECORD DATE 12/17/2020

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 512-49-7490
 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:
Meritage Homes of Arizona, Inc
8800 East Raintree Drive, Suite 300
Scottsdale, AZ 85260

3. (a) BUYER'S NAME AND ADDRESS:
Garrett Murayama and Gabriella Montagnino
20040 North Wilford Avenue
Maricopa, AZ 85138
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship:

4. ADDRESS OF PROPERTY:
20040 North Wilford Avenue
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Garrett Murayama and Gabriella Montagnino
20040 North Wilford Avenue
Maricopa, AZ 85138
 (b) Next tax payment due 10/1/2021

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.

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: \$ 268,890.00 00

11. DATE OF SALE (Numeric Digits): 1 2 / 2 0
 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
 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:
 \$ < > 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):
Garrett Murayama and Gabriella Montagnino
20040 North Wilford Avenue
Maricopa, AZ 85138

18. LEGAL DESCRIPTION (attach copy, if necessary):
 LOT 6, OF RE-PLAT OF PARCEL 19 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN 2018-027717 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION-SCRIBNERS ERROR RECORDED IN 2018-073484 OF OFFICIAL RECORDS.

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.

Kamala Green
 Signature of Seller / Agent
 State of Arizona _____, County of Maricopa
 Subscribed and sworn to before me on this 14 day of Dec 2020
 Notary Public [Signature]
 Notary Expiration Date 1/31/21

Garrett Murayama
 Signature of Buyer / Agent
 State of Arizona _____, County of Maricopa
 Subscribed and sworn to before me on this 14 day of Dec 2020
 Notary Public [Signature]
 Notary Expiration Date 1/31/21

