



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 01/20/2021 1638

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-007232

Recording Requested by:  
First American Title Insurance Company

When recorded mail-to:  
Gabriela Herrera  
516 West 12th Street, Apartment 3  
Casa Grande, AZ 85122

## SPECIAL WARRANTY DEED

File No. 435-6064737 (MJL)

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

**Gehan Homes of Arizona, LLC, an Arizona limited liability company**, the GRANTOR does hereby convey to

**Gabriela Herrera, an unmarried woman**, the GRANTEE

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

LOT 196, OF MONTERRA VILLAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F SLIDE 47.

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: January 20, 2021

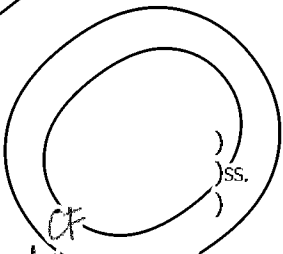
Warranty Deed - continued

Gehan Homes of Arizona, LLC

By: [Signature]  
Name: Mark Moskal  
Title: Phoenix Division President

STATE OF AZ

County of Maricopa

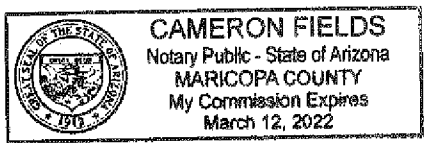


On January 20, 2020, before me, the undersigned Notary Public, personally appeared **Mark Moskal, Phoenix Division President**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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.

[Signature]  
Notary Public

My Commission Expires: 3/12/2022



[Large stylized signature]

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 505-59-2960 7  
 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:**

Gehan Homes of Arizona, LLC  
1501 West Fountainhead Parkway, Suite 150  
Tempe, AZ 85282

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

Gabriela Herrera  
516 West 12th Street, Apartment 3  
Casa Grande, AZ 85122

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

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

**4. ADDRESS OF PROPERTY:**

1619 East Jardin Place  
Casa Grande, AZ 85122

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

Gabriela Herrera  
516 West 12th Street, Apartment 3  
Casa Grande, AZ 85122

(b) Next tax payment due 10/2021

**6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box**

- a.  Vacant land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agriculture
- h.  Mobile or manufactured Home  
 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

**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

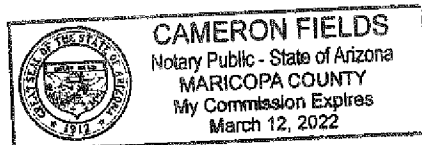
Subscribed and sworn to before me on this 20 day of January 2021

Notary Public Cameron Fields

Notary Expiration Date 3/12/2022

2021

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-007232  
 RECORD DATE 01/20/2021

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other:

**10. SALE PRICE:** \$ 222,682.00 **00**

**11. DATE OF SALE (Numeric Digits):** 0 7 / 2 0 Month/Year

**12. DOWN PAYMENT:** \$ 4,034.00 **00**

**13. METHOD OF FINANCING:**

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from Financial Institution:
  - (1)  Conventional
  - (2)  VA
  - (3)  FHA
- 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):**

Gabriela Herrera  
516 West 12th Street, Apartment 3  
Casa Grande, AZ 85122

**18. LEGAL DESCRIPTION (attach copy if necessary):**

Lot 196, of MONTERRA VILLAGE (E/47)

Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 20 day of January 2021

Notary Public Cameron Fields

Notary Expiration Date 3/12/2022

