



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/28/2021 0845
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2021-010422

Recording Requested By:
Empire West Title Agency LLC

And-When Recorded Mail To:
Mohamad Issam Mekkawi
17734 North Rosa Drive
Maricopa, AZ 85138

Escrow No. 128953EW

2024

This area reserved for County Recorder

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
Santa Rosa Springs CVH, LLC, an Arizona limited liability company
do hereby convey to

Mohamad Issam Mekkawi, a married man as his sole and separate property

the following described property situated in the County of Pinal, State of Arizona, together
with all rights and privileges appurtenant thereto, to wit:

Lot 200, SANTA ROSA SPRINGS PARCEL 2, according to the plat of record in the office
of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 15 and
Certificate of Correction recorded in Document no. 2005-170158 and Affidavits of
Correction recorded in Document no. 2010-1494 and in Document no. 2014-30411.

Except oil, gas and mineral rights as reserved in instruments recorded in Docket 15, page
70 and recorded in Book 85 of Deeds, page 228.

Dated April 6, 2020

Special Warranty Deed

Escrow No. 128953EW

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated: April 6, 2020.

Santa Rosa Springs CVH LLC

By CVH Capital LLC, it's member




By Matt Hage, Its' manager

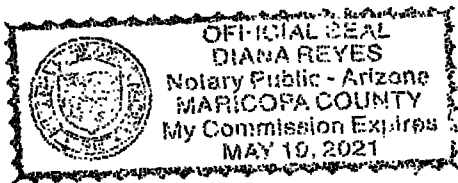
STATE OF ARIZONA)
)SS.

County of MARICOPA)

On 4/8/2020, before me, the undersigned Notary Public, personally appeared **Matt Hage, Manager**, 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 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: 5/19/21  Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s) Primary Parcel: 512-16-4160 BOOK MAP PARCEL SPLIT LETTER Does this sale include any parcels that are being split / divided? Check one: Yes No

2. SELLER'S NAME AND ADDRESS: Santa Rosa Springs CVH, LLC, an Arizona limited liability company c/o Costa Verde Homes LLC 3200 N. Hayden Road, Suite 315 Scottsdale, AZ 85251

3. (a) BUYER'S NAME AND ADDRESS: Mohamad Issam Mekkawi 8360 East Raintree Drive Scottsdale, AZ 85260 (b) Are the Buyer and Seller related? Yes No

4. ADDRESS OF PROPERTY: 17734 North Rosa Drive Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received) Mohamad Issam Mekkawi 17734 North Rosa Drive Maricopa, AZ 85138 (b) Next tax payment due 10/1/2021

6. PROPERTY TYPE (for Primary Parcel): (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. Agricultural h. Mobile or Manufactured Home 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 "family member." c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

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: \$235,265.00

11. DATE OF SALE (Numeric Digits): 01 / 2021 Month Year

12. DOWN PAYMENT: \$4,262.00

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:

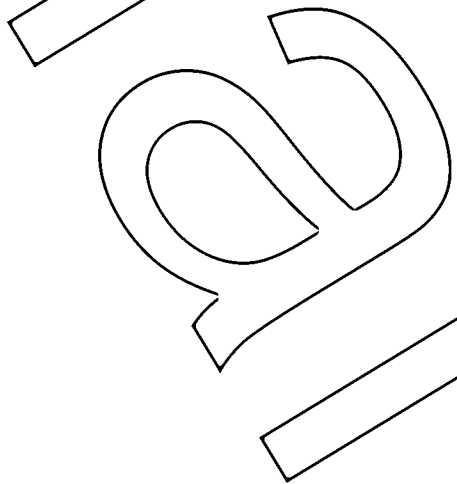
14. PERSONAL PROPERTY (see reverse side for definition): (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% or more? Yes No (b) If Yes, provide the dollar amount of the Personal Property: \$ 00 AND

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 Sales 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): Mohamad Issam Mekkawi 8360 East Raintree Drive Scottsdale, AZ 85260

18. LEGAL DESCRIPTION (attach copy if necessary) Lot 200, SANTA ROSA SPRINGS PARCEL 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 15 and Certificate of Correction recorded in Document no. 2005-170158 and Affidavits of Correction recorded in Document no. 2010-1494 and in Document no. 2014-30411. Except oil, gas and mineral rights as reserved in instruments recorded in Docket 15, page 70 and recorded in Book 85 of Deeds, page 228.



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 Ar, County of Pinal
Subscribed and sworn to before me this 28 day of Jan
20 21
Notary Public [Signature]
Notary Expiration Date 1-9-2022
DOR FORM 82162 (02/2019)

Signature of Buyer/Agent [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 25 day of January
2021
Notary Public [Signature]
Notary Expiration Date 4-18-2023

~~KELLY WITT
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 9, 2022~~

Earl Charles Durant
Commission # 562285
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
April 18, 2023

KELLY WITT
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 9, 2022

FOR SALE