



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/23/2021 1431
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2021-050877

Recording Requested By:
Empire West Title Agency LLC

And When Recorded Mail To:
Ivan Galindo
42356 West Ramirez Drive
Maricopa, AZ 85138

Escrow No.132035EW | 2 of 3

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

Ivan Galindo, an unmarried man

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

**Lot 48, 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 19, 2021

Special Warranty Deed

Escrow No. 132035EW

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 19, 2021.

Santa Rosa Springs CVH LLC

By CVH Capital LLC, it's member

By Matt Hage, Its' manager

STATE OF ARIZONA)
)SS.
County of MARICOPA)

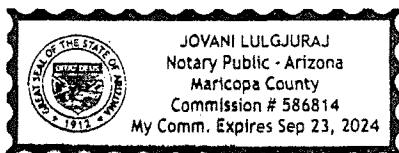
On 4/20/2021, before me, the undersigned Notary Public, personally appeared **Matt Hage, Manager**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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:

9/23/2024

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 512-16-2640
BOOK MAP PARCEL SPLIT
LETTER
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? N/A
Please list the additional parcels below, (no more than four):
(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Santa Rosa Springs CVH, LLC, an Arizona limited liability company
c/o Costa Verde Homes
1040 S Gilbert Rd., Ste. 201
Gilbert, AZ 85296

3. (a) BUYER'S NAME AND ADDRESS:
Ivan Galindo
2325 North Hickory Rd.
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:
42356 West Ramirez Drive
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Ivan Galindo
42356 West Ramirez Drive
Maricopa, AZ 85138
(b) Next tax payment due _____

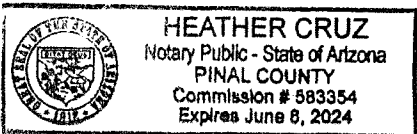
6. PROPERTY TYPE (for Primary Parcel): NOTE: (Check Only One Box)
a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
d. 2-4 Plex i. Other Use; Specify: _____
e. Apartment Building

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 "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.

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 Pinal
Subscribed and sworn to before me this 23 day of April 2021
Notary Public _____
Notary Expiration Date June 8, 2024
DOR FORM 82162 (02/2019)



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: \$313,990.00

11. DATE OF SALE (Numeric Digits): 04 / 2021
Month Year

12. DOWN PAYMENT: \$6,277.00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
(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% 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: 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):
Ivan Galindo
2325 North Hickory Rd.
Maricopa, AZ 85139

18. LEGAL DESCRIPTION (attach copy if necessary)
Lot 48, 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.

Signature of Buyer/Agent _____
State of Arizona County of Pinal
Subscribed and sworn to before me this 23 day of April 2021
Notary Public _____
Notary Expiration Date 12/29/2024

