



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Inspired Title Services, LLC

AND WHEN RECORDED MAIL TO:
Inspired Title Services, LLC
8840 E. Chaparral Rd., Suite 100
Scottsdale, AZ 85250

DATE/TIME: 06/03/2021 0843
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2021-069616

ESCROW NO.: PHX-AZ-20101465FS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

William Lyon Southwest Inc, an Arizona Corporation, DBA William Lyon Homes

do/does hereby convey to

Gwynn Yvonne Eaton, an unmarried woman

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

Lot 173, Ovation at Meridian, Parcel R, according to the plat thereof recorded under Fee No. 2018-018476, Official Records of Pinal County, Arizona.

Except all minerals, coal, carbons, oil, gas and chemical elements as reserved under Fee No. 2006-031016, Official Records of Pinal County, Arizona.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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

Dated: June 1, 2021

Grantor(s):

William Lyon Southwest Inc, An Arizona Corporation,
dba William Lyon Homes

BY: *Shannon Francoeur*
Shannon Francoeur, Vice President

STATE OF ARIZONA

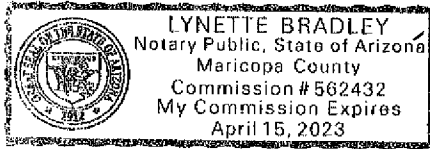
COUNTY OF Maricopa

FOR NOTARY SEAL OR STAMP

This instrument was acknowledged before me on this
6/1/2021, by Shannon Francoeur, Vice President
of William Lyon Southwest Inc, An Arizona Corporation, dba
William Lyon Homes in said capacity and on behalf of said
company.

Lynette Bradley
Notary Public, State of Arizona
My Commission Expires: 4-15-2023

(SEAL)



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-26-1970

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? 0

Please list the additional parcels below (attach list if necessary):

- (1) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

William Lyon Southwest Inc, An Arizona Corporation, dba William Lyon Homes

8840 E. Chaparral Rd., Suite 200

Scottsdale, AZ 85250

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

Gwynn Yvonne Eaton

7706 South Barlow Drive

Gilbert, AZ 85298

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

39794 N. Kaden Court

Queen Creek, AZ 85140

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

Gwynn Yvonne Eaton

39794 N. Kaden Court

Queen Creek, AZ 85140

(b) Next tax payment due: October 1, 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. 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 "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

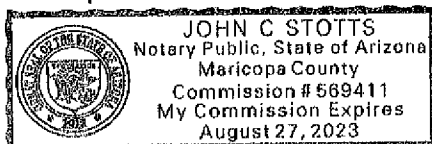
State of AZ County of MARICOPA

Subscribed and sworn to before me on this June 20 21

Notary Public

Notary Expiration Date 8/27/2023

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL FEE NO 2021-069616 RECORD DATE 06/03/2021

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: \$ 285742 00

11. DATE OF SALE (Numeric Digits): 06 / 2021 Month / Year

12. DOWN PAYMENT \$ 7500 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: N/A

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):

Inspired Title Services, LLC 8840 E. Chaparral Rd., Suite 100 Scottsdale, AZ 85250

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of AZ County of MARICOPA

Subscribed and sworn to before me on this June 20 21

Notary Public

Notary Expiration Date 8/27/2023

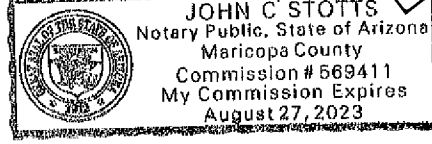


EXHIBIT "A"

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WORLDWIDE