



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 09/30/2021 1615

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-124476

Recording Requested by:  
Carefree Title Agency, Inc.

When recorded mail to:  
Reuben Camacho and Amanda Camacho  
40416 West Shaver Drive  
Maricopa, AZ 85138

**SPECIAL WARRANTY DEED**

Escrow No. 49213-1 (KR)

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

**Reuben Camacho and Amanda Camacho, husband and wife,** 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 1297, RANCHO EL DORADO PHASE III, PARCEL 46, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET G, SLIDE 117.

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.

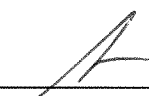
DATED: September 23, 2021

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, Vice President of  
Finance

STATE OF ARIZONA

County of Maricopa

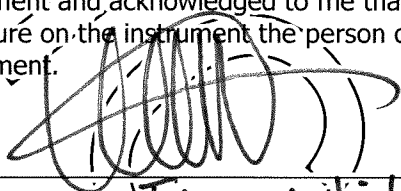
On 9/27/24, before me, the undersigned Notary Public,  
personally appeared Eric Peterson, Director of Finance of Meritage Homes of Arizona, Inc., an Arizona  
corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person whose name is subscribed to the 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.

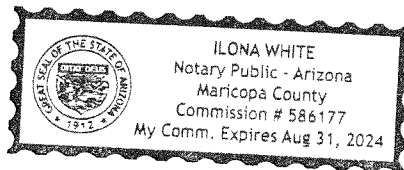
WITNESS my hand and official seal.

My Commission Expires:

9/27/24

Notary Public:

  
Ilona White




## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated September 23, 2021 by and between Meritage Homes of Arizona, Inc, an Arizona corporation and Reuben Camacho and Amanda Camacho, husband and wife.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: September 23, 2021

  
Reuben Camacho

  
Amanda Camacho

STATE OF AZ


County of Maricopa

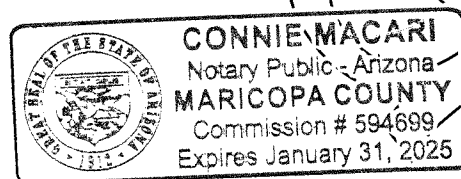
)  
)ss.

On September 28, 2021, before me, the undersigned Notary Public, personally appeared **Reuben Camacho and Amanda Camacho**, 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: 1/31/25

  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 512-46-3650

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:**Reuben Camacho and Amanda Camacho  
40416 West Shaver Drive  
Maricopa, AZ 85138(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

**4. ADDRESS OF PROPERTY:**40416 West Shaver Drive  
Maricopa, AZ 85138**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**Reuben Camacho and Amanda Camacho  
40416 West Shaver Drive  
Maricopa, AZ 85138(b) Next tax payment due 03/01/2022**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, Hotels / 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 PinalSubscribed and sworn to before me on this 28 day of Sept 2021

Notary Public

Notary Expiration Date 1/31/25

21

DOR FORM 82162 (04/2014)



**CONNIE MACARI**  
 Notary Public - Arizona  
**MARICOPA COUNTY**  
 Commission # 594699  
 Expires January 31, 2025

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-124476  
 RECORD DATE 09/30/2021

**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:** \$ 353,770.00 00**11. DATE OF SALE (Numeric Digits):** 09 / 21 / 21  
Month/Year**12. DOWN PAYMENT** \$ 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:** 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):**Reuben Camacho and Amanda Camacho  
40416 West Shaver Drive  
Maricopa, AZ 85138**18. LEGAL DESCRIPTION (attach copy if necessary):**Lot 1297, of RANCHO EL DORADO PHASE III, PARCEL 46 (G / 117)

Signature of Buyer / Agent

State of Arizona, County of PinalSubscribed and sworn to before me on this 28 day of Sept 2021

Notary Public

Notary Expiration Date 1/31/25

**CONNIE MACARI**  
 Notary Public - Arizona  
**MARICOPA COUNTY**  
 Commission # 594699  
 Expires January 31, 2025