



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 10/27/2021 1157

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-136221

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

ESCROW NO.: **PHX-AZ-20121971FS**

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

Garth LH DeWater, and Nancy J DeWater, husband and wife

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

Lot 402, Ovation at Meridian, Parcel T, according to the plat thereof recorded under Fee No. 2019-069634,
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: October 25, 2021

Grantor(s):

William Lyon Southwest, Inc., an Arizona Corporation, dba William Lyon Homes

By: Andrea Murphy
Andrea Murphy, Vice President

STATE OF ARIZONA

COUNTY OF MARICOPA

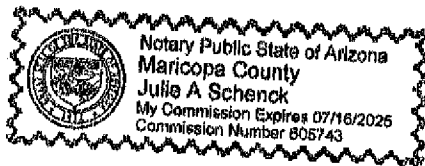
This instrument was acknowledged before me on this 10-25-2021, by Andrea Murphy, Vice President of William Lyon Southwest, Inc., an Arizona Corporation, dba William Lyon Homes, in said capacity and on behalf of said company.

Julie A. Schenck
Notary Public, State of Arizona

My Commission Expires: 7/16/2025

FOR NOTARY SEAL OR STAMP

(SEAL)



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Garth LH DeWater and Nancy J DeWater, husband and wife, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

That I am one of the Grantees named in that certain Special Warranty Deed which is Dated October 25, 2021 and executed by William Lyon Southwest, Inc., an Arizona corporation, dba William Lyon Homes, as Grantor and Garth LH DeWater and Nancy J DeWater, husband and wife, as Grantee and which instrument concerns the following described property:

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants In Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants In Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

Garth LH DeWater

Garth LH DeWater
Nancy J DeWater

Nancy J DeWater

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me on this 27th th of October, 2021, by Garth LH DeWater and Nancy J DeWater, husband and wife.

[Signature]

Notary Public, State of AZ
My Commission Expires:
10/31/2023
(SEAL)



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-26-5540

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

4900 N Scottsdale Rd Suite 2200

Scottsdale, AZ 85251

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

Garth LH DeWater and Nancy J DeWater

4741 East Cloudburst Drive

Gilbert, AZ 85297

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1239 W Via Del Oro

Queen Creek, AZ 85140

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

Garth LH DeWater and Nancy J DeWater

1239 W Via Del Oro

Queen Creek, AZ 85140

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

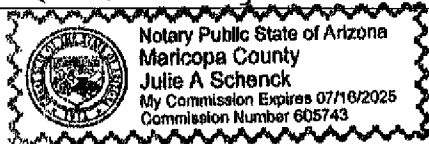
State of AZ County of Maricopa

Subscribed and sworn to before me on this 25th day of October 2021

Notary Public

Notary Expiration Date 11-16-2025

DOR FORM 82182 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-136221
RECORD DATE 10/27/2021

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: \$ 347102 00

11. DATE OF SALE (Numeric Digits): 10 / 2021
Month / Year

12. DOWN PAYMENT \$ 137500 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
d. Seller loan (Carryback) (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 25th day of October 2021

Notary Public

Notary Expiration Date 11-16-2025

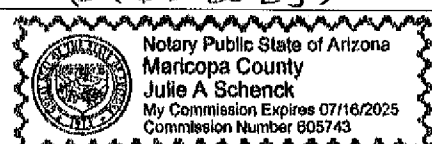


EXHIBIT "A"

Lot 402, Ovation at Meridian, Parcel T, according to the plat thereof recorded under Fee No. 2019-069634, 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.

WORLDWIDE