



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Carefree Title Agency, Inc.

DATE/TIME: 01/25/2022 1422

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2022-009542

AND WHEN RECORDED, MAIL TO:

**8800 E. Raintree Dr, Suite 165
Scottsdale, AZ 85260**

Escrow No. PHX-47633 (iw)

CAPTION HEADING: **Corrective Special Warranty Deed**

1. Special Warranty Deed executed by Meritage Homes of Arizona, Inc., an Arizona corporation to Ximena Sofia Larios, an unmarried woman and Geovanni Ramanos Carvajal, an unmarried man recorded September 27, 2021 as 2021-122044 is being re-recorded to correct the Lot number from 2503 to correctly reflect Lot 2530

Carefree Title
AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 09/27/2021 1614

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-122044

Recording Requested by:
Carefree Title Agency, Inc.

When recorded mail to:
Ximena Sofia Larios
261 South San Gregorio Lane
CASA GRANDE, AZ 85194

SPECIAL WARRANTY DEED

Escrow No. PHX-47633 (iw)

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

Ximena Sofia Larios, an unmarried woman and Geovanni Romanos Carvajal, an unmarried man, 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 2503, OF PHASE 3, PARCEL 4 OF MISSION ROYALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET H, SLIDE 81.

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

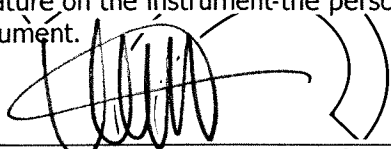
On 9/23/21, before me, the undersigned Notary Public,
personally appeared Eric Peterson, Director of Finance of Meritage Homes of Arizona, Inc., an Arizona
corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within 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:

9/31/24

Notary Public:


Ilona White

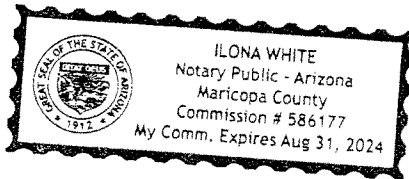


EXHIBIT "A "

LOT 2530, OF PHASE 3, PARCEL 4 OF MISSION ROYALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET H, SLIDE 81.

MISSION ROYALE

RECORDING REQUESTED BY:
Carefree Title Agency, Inc.

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2022-009542
01/25/2022

AND WHEN RECORDED MAIL TO:

**8800 E. Raintree Dr, Suite 165
Scottsdale, AZ 85260**

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**Carefree Title**
AGENCY

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-38-7850
 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:

Ximena Sofia Larios and Giovanni Romanos Carvajal
261 South San Gregorio Lane
CASA GRANDE, AZ 85194

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

261 South San Gregorio Lane
CASA GRANDE, AZ 85194

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

Ximena Sofia Larios and Giovanni Romanos Carvajal
261 South San Gregorio Lane
CASA GRANDE, AZ 85194

(b) Next tax payment due 10/01/2022

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. Agriculture
- h. Mobile or manufactured Home
 Affixed Not Affixed
- 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 _____

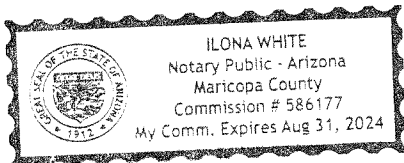
State of Arizona, County of PINAL

Subscribed and sworn to before me on this 5 day of January 2022

Notary Public _____

Notary Expiration Date 01/31/24

21
 DOR FORM 82162 (04/2014)



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: \$ 304,590.00 **00**

11. DATE OF SALE (Numeric Digits): 09/21 / 21 / 21
 Month/Year

12. DOWN PAYMENT \$ 10,000 **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:

\$ 0 **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):

Ximena Sofia Larios and Giovanni Romanos Carvajal
261 South San Gregorio Lane
CASA GRANDE, AZ 85194

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 2530, OF PHASE 3, PARCEL 4 OF MISSION ROYALE, RECORDED IN CABINET H, SLIDE 81.

Signature of Buyer / Agent _____

State of Arizona, County of PINAL

Subscribed and sworn to before me on this 5 day of January 2022

Notary Public _____

Notary Expiration Date 01/31/24

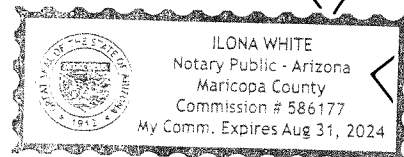


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MISSION ROYALE