



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 05/13/2022 1638

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-057416

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
John Todd Brooks and Erika Anne Brooks  
11962 East Amanda Road  
Gold Canyon, AZ 85118

**SPECIAL WARRANTY DEED**

Escrow No. 435-6119449 (rtk)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Gehan Homes of Arizona, LLC, an Arizona limited liability company**, the GRANTOR does hereby convey to

**John Todd Brooks and Erika Anne Brooks, 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 36, OF PERALTA CANYON PARCEL 8, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN FEE NO. 2020-047905 OF OFFICIAL RECORDS.

EXCEPT 1/16TH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH MAY BE DETERMINED TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS PROVIDED BY ARS 37-231, AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA RECORDED IN DOCKET 1619, PAGE 798.

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: May 05, 2022

Gehan Homes of Arizona, LLC, an Arizona limited liability company

By: Mark Moskal  
Name: Mark Moskal  
Title: Phoenix Division President

STATE OF AZ )  
County of Maricopa )ss.

On May 05, 2022, before me, the undersigned Notary Public, personally appeared **Mark Moskal**, 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:  
11/19/25

Rachel Kelly  
Notary Public



### ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated May 05, 2022 by and between **Gehan Homes of Arizona, LLC** and **John Todd Brooks and Erika Anne Brooks**.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: May 05, 2022

John Todd Brooks

Erika Anne Brooks

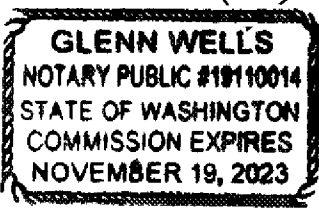
STATE OF <sup>WA</sup> ~~AZ~~ )  
County of King ) ss.

On 5/9/2022, before me, the undersigned Notary Public, personally appeared **John Todd Brooks and Erika Anne Brooks**, 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: 11/19/2023

[Signature]  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-09-5360  
 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:

Gehan Homes of Arizona, LLC  
1501 West Fountainhead Parkway Suite 150  
Tempe, AZ 85282

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

John Todd Brooks and Erika Anne Brooks  
11962 East Amanda Road  
Gold Canyon, AZ 85118

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

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

11962 East Amanda Road  
Gold Canyon, AZ 85118

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

John Todd Brooks and Erika Anne Brooks  
11962 East Amanda Road  
Gold Canyon, AZ 85118

(b) Next tax payment due 10/22

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 [Signature]  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 10 day of May 20 22  
 Notary Public [Signature]  
 Notary Expiration Date 11/19/25  
 22  
 DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2022-057416  
 RECORD DATE 05/13/2022

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: \$ 483,605.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 2 1  
 Month/Year

12. DOWN PAYMENT \$ 135,905.00 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: \_\_\_\_\_

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):

John Todd Brooks and Erika Anne Brooks  
11962 East Amanda Road  
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 36, of PERALTA CANYON PARCEL 8 (2020 / 47905)

Signature of Buyer / Agent [Signature]  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 10 day of May 20 22  
 Notary Public [Signature]  
 Notary Expiration Date 02925

