



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 05/31/2022 1540

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2022-063786

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
April Rose Johnson
1670 East Kingman Place
Casa Grande, AZ 85122

SPECIAL WARRANTY DEED

File No. 435-6129616 (cab)

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

April Rose Johnson, an unmarried woman, the GRANTEE

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

LOT 242, OF MONTERRA VILLAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F SLIDE 47.

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 1, 2022

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

By: [Signature]
Name: Mark Moskal
Title: Phoenix Division President

STATE OF AZ

County of Maricopa)
) ss.

On May 31, 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:

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-59-3420 1
 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:

April Rose Johnson
1670 East Kingman Place
Casa Grande, AZ 85122

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1670 East Kingman Place
Casa Grande, AZ 85122

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

April Rose Johnson
1670 East Kingman Place
Casa Grande, AZ 85122

(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

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 31 day of MAY 2022

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-063786
 RECORD DATE 05/31/2022

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: \$ 315,795.00 00

11. DATE OF SALE (Numeric Digits): 03 / 21 Month/Year

12. DOWN PAYMENT \$ 1.00 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:

\$ 1 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):

April Rose Johnson
1670 East Kingman Place
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 242, of Monterra Village (F / 47)

Signature of Buyer / Agent

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 31 day of MAY 2022

Notary Public Tracey Judd

Notary Expiration Date 02/24/2025

