



DATE/TIME: 09/30/2022 1039

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-103510

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Aryanna I. Begin
1544 East Saladino Drive
Casa Grande, AZ 85122

SPECIAL WARRANTY DEED

Escrow No. 435-6241923 (rtk)

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

LGI Homes - Arizona, LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

Aryanna I. Begin, a single woman and James D. Begin and Rosemary Begin, 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 124, OF MISSION RANCH, ACCORDING TO THE PLAT RECORDED IN CABINET G, SLIDE 29, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

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 26, 2022

Warranty Deed - continued

LGI Homes - Arizona, LLC, an Arizona
limited liability company

Bargnesi

By: Paul J. Bargnesi,
Vice President of Sales

STATE OF Arizona

County of Maricopa

) ss.
)

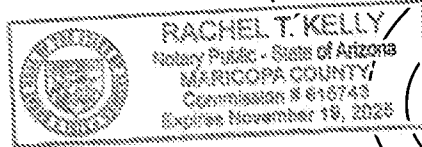
On September 26, 2022, before me, the undersigned Notary Public,
personally appeared **Paul J. Bargnesi**, personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and
that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

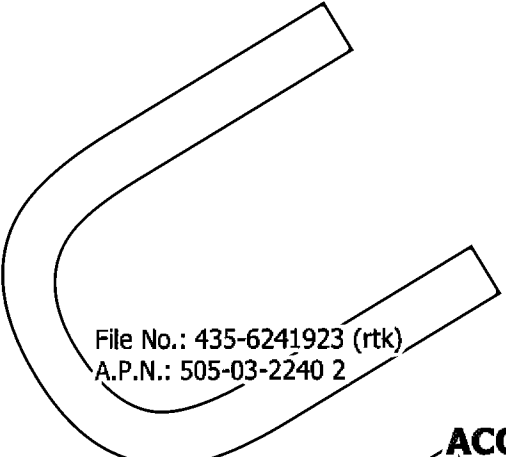
WITNESS my hand and official seal.

My Commission Expires:

11/19/25

Rachel Kelly
Notary Public





File No.: 435-6241923 (rtk)
A.P.N.: 505-03-2240 2

Warranty Deed - continued

ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated September 26, 2022 by and between **LGI Homes - Arizona, LLC** and **Aryanna I. Begin and James D. Begin and Rosemary Begin**.

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: September 26, 2022

Aryanna I. Begin
Aryanna I. Begin

James D. Begin
James D. Begin

Rosemary Begin
Rosemary Begin

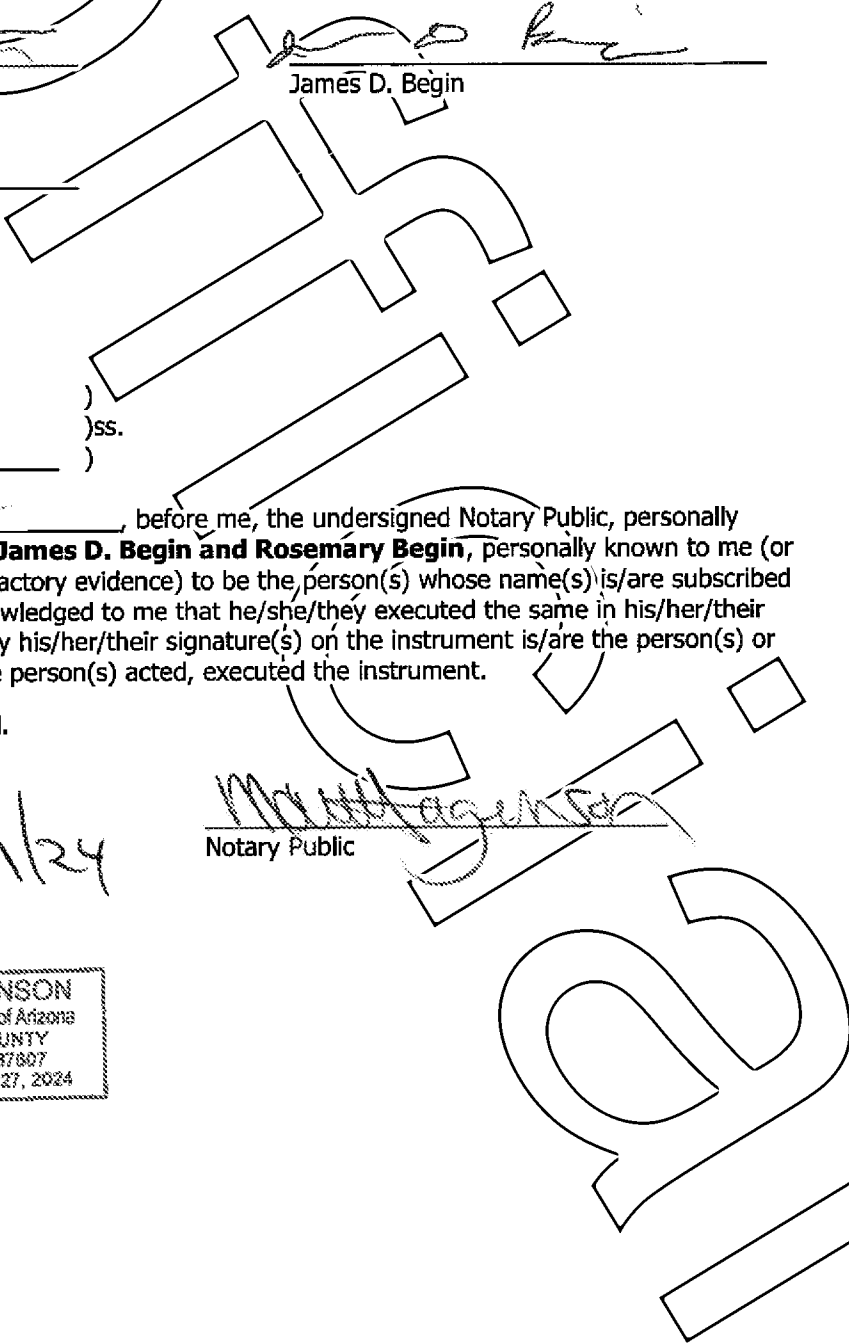
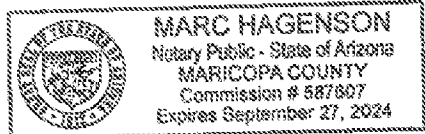
STATE OF AZ)
County of Pinal)ss.

On 9/27/22, before me, the undersigned Notary Public, personally appeared **Aryanna I. Begin and James D. Begin and Rosemary Begin**, 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: 9/27/24

Marc Hagenson
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 505-03-2240 2
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:
LGI Homes - Arizona, LLC
11445 East Via Linda Suite 2196
Scottsdale, AZ 85259

3. (a) BUYER'S NAME AND ADDRESS:
Aryanna I. Begin and James D. Begin and Rosemary Begin
1544 East Saladino Drive
Casa Grande, AZ 85122
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
1544 East Saladino Drive
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Aryanna I. Begin and James D. Begin and Rosemary Begin
1544 East Saladino Drive
Casa Grande, AZ 85122
(b) Next tax payment due 03/23

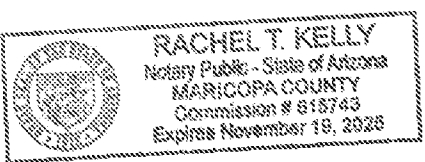
6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box
a. Vacant land f. Commercial or Industrial Use
b. Single Family Residence g. Agriculture
c. Condo or Townhouse h. Mobile or manufactured Home
 Affixed Not Affixed
d. 2-4 Plex i. Other Use; Specify: _____
e. Apartment Building

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, 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 29 day of September 20 22
Notary Public Rachel T Kelly
Notary Expiration Date 11/19/25
22
DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

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: \$ 320,900.00 **00**

11. DATE OF SALE (Numeric Digits): 09 / 22 / 2022
Month/Year

12. DOWN PAYMENT \$ 5,813.00 **00**

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from Financial Institution:
b. Barter or trade (1) Conventional
(2) VA
(3) FHA
c. Assumption of existing loan(s) f. Other financing; Specify: _____
d. Seller Loan (Carryback)

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: \$ 1,100.00 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):
Aryanna I. Begin and James D. Begin and Rosemary Begin
1544 East Saladino Drive / /
Casa Grande, AZ 85122 / /

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 124, of MISSION RANCH (G / 29)

Signature of Buyer / Agent _____
State of Arizona County of Pinal
Subscribed and sworn to before me on this 27 day of September 20 22
Notary Public Marc Hagenson
Notary Expiration Date 9/29/2024

