



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis
Electronically Recorded

DATE/TIME: 11/30/2022 0928
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-118808

RECORDING REQUESTED BY:

GH Title Arizona, LLC

AND WHEN RECORDED MAIL TO:

Brian Christopher Pape
1581 E KINGMAN PL
Casa Grande, AZ 85122

ESCROW NO.: 2022-1224-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Gehan Homes of Arizona, LLC., an Arizona Limited Liability Company

do/does hereby convey to

Brian Christopher Pape, a single man

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

LOT 60, 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 the following:

- i. All matters on the ground that a true and correct survey or inspection of the Property would reveal.
- ii. All easements, rights-of-way and prescriptive rights, whether of record or not.
- iii. All covenants, conditions, restrictions and other matters of record (excluding any deed of trust executed by Grantor as Trustor) and all zoning and other governmental laws and ordinances.
- iv. The liens securing payment of all taxes and assessments and the liens, if any, securing payment of maintenance or homeowners' association fees, charges or dues for the closing of the transaction consummated hereby (the "Closing") and period in which the Closing occurs and the obligation to pay such amounts for future periods and transactions.
- v. An easement of ingress and egress which is hereby granted for the benefit of Grantor, its employees, subcontractors, successors and assigns, over and upon the front, side and rear yards of the Property as may be expedient or necessary for the construction, servicing and completion of dwellings and grading upon lots adjacent to the Property, provided that such easement shall terminate sixty (60) days after the final completion of all dwellings and grading upon all lots adjacent to the Property.
- vi. A license to complete any remaining incomplete work, including reasonable access to the interior of the house upon reasonable notice.
- vii. Matters referenced in the purchase agreement from which this special warranty deed arose.

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: 11/22/22

GRANTOR(S):

Gehan Homes of Arizona, LLC., an Arizona Limited Liability Company

BY: [Signature]
Mark Moskal - Phoenix Division President

STATE OF ARIZONA

COUNTY OF MARICOPA

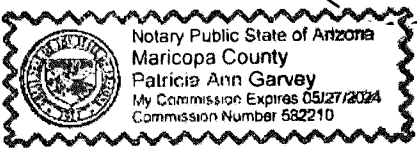
I, Patricia Ann Garvey a Notary Public for the County of Maricopa and State of Arizona, do hereby certify that Mark Moskal personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 4th of November, 2022.

[Signature]
Notary Public

My Commission Expires: 5-27-24

(SEAL)



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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-59-1600

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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS

Gehan Homes of Arizona, LLC., an Arizona Limited Liability Company
1501 W Fountainhead Parkway, Suite 150
Tempe, AZ 85282

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

Brian Christopher Pape
1766 E Cortez Dr
Casa Grande, AZ 85122

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1581 E KINGMAN PL
Casa Grande, AZ 85122

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

Brian Christopher Pape
1581 E KINGMAN PL
Casa Grande, AZ 85122
(b) Next tax payment due: November 1, 2023

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
i. Other Use; Specify:
d. 2-4 Plex
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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-118808
RECORD DATE 11/30/2022

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: \$ 325979 00

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

12. DOWN PAYMENT \$ 5000 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
b. Barter or trade
c. Assumption of existing loan(s)
d. Seller loan (Carryback) 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):

GH Title Arizona, LLC
1501 W Fountainhead Parkway, Suite 193
Tempe, AZ 85282

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

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 November 20 22
Notary Public
Notary Expiration Date 5-27-24

Signature of Buyer / Agent
State of Arizona County of Pinal
Subscribed and sworn to before me on this 28 day of Nov / 20 22
Notary Public
Notary Expiration Date 1-8-2026

DOR FORM 82162 (02/2019)

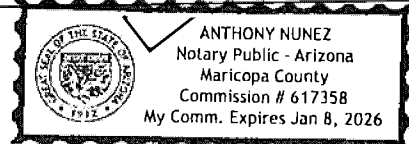
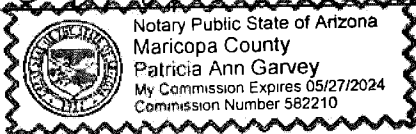


EXHIBIT "A"

LOT 60, 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.

Monterra Village