



DATE/TIME: 12/14/2022 1650
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-122802

Recording Requested by:
Carefree Title Agency, Inc.

When recorded mail to:
Shamim Jiwa-Kassam and Sabir N. Jiwa
21202 N Jubilee Place
Maricopa, AZ 85138

SPECIAL WARRANTY DEED

Escrow No. TUC-12167-22

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

Shamim Jiwa-Kassam, an unmarried woman, and Sabir N. Jiwa, an unmarried man, the GRANTEES

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 grantees:

LOT 7, OF PROVINCE PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2015-053756 OF OFFICIAL RECORDS, AND AFFIDAVIT OF CORRECTION RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AT FEE NO. 2015-066001 OF OFFICIAL RECORDS.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

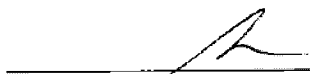
And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: December 9, 2022

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)ss.

On December 14, 2022, before me, the undersigned Notary Public, personally appeared Eric Peterson, Vice President 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: 1/31/25


Notary Public:



ACCEPTANCE OF JOINT TENANCY

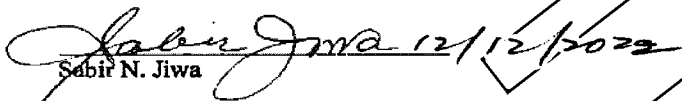
This Acceptance is to be attached to: Warranty Deed dated December 9, 2022 by and between **Meritage Homes of Arizona, Inc.** and **Shamim Jiwa-Kassam** and **Sabir N. Jiwa**.

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.

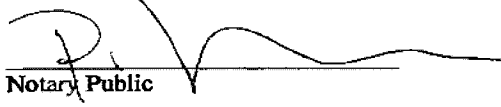
Date: December 9, 2022


Shamim Jiwa-Kassam


Sabir N. Jiwa

STATE OF GA
COUNTY OF Gwinnett

On this 12 day of December, 2022, before me personally appeared Sabir N. Jiwa whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.


Notary Public

PLEASURE JOHNSON
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Sep 29, 2026

STATE OF ARIZONA
COUNTY OF Maricopa

On this 13 day of December, 2022, before me personally appeared Shamim Jiwa-Kassam, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.


Notary Public

MARC T ARMSTRONG
Notary Public - Arizona
Maricopa County
Commission # 557932
My Comm. Expires Feb 28, 2023

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-07-7600
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Meritage Homes of Arizona, Inc.
5326 North La Cholla Boulevard
Tucson, AZ 85741

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

Shamim Jiwa-Kassam and Sabir N. Jiwa
20577 North Marina Avenue
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

21202 N Jubilee Place
Maricopa, AZ 85138

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

Shamim Jiwa-Kassam and Sabir N. Jiwa
21202 N Jubilee Place
Maricopa, AZ 85138

(b) Next tax payment due MARCH 1, 2023

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. Agricultural
- 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 Pima
Subscribed and sworn to before me on this 14 day of Dec, 2022
Notary Public _____
Notary Expiration Date 1/31/23

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-122802
RECORD DATE 12/14/2022

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: \$ 495,527.00

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

12. DOWN PAYMENT \$ 250,000.00

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:

\$ 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):

Shamim Jiwa-Kassam and Sabir N. Jiwa
21202 N Jubilee Place, Maricopa, AZ 85138
Phone: (717) 471-5675

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 13 day of Dec, 2022
Notary Public _____
Notary Expiration Date 02/28/2023

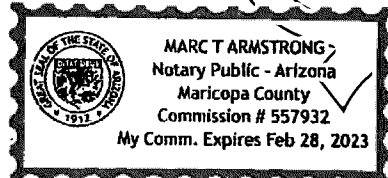
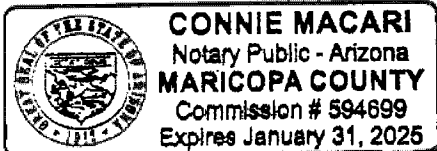


EXHIBIT "A"
Legal Description

LOT 7, OF PROVINCE PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2015-053756 OF OFFICIAL RECORDS, AND AFFIDAVIT OF CORRECTION RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AT FEE NO. 2015-066001 OF OFFICIAL RECORDS.

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