



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 05/08/2023 1428

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2023-033580

RECORDING REQUESTED BY:

Westminster Title Agency

AND WHEN RECORDED MAIL TO:

Escrow Number: 65013745

**SPECIAL WARRANTY DEED
CORPORATE**

For the consideration of Ten Dollars, and other valuable consideration,

**Toll Brothers AZ Limited Partnership, an AZ Limited Partnership
Conveys to**

MAJA LEVENTIS AND PETROS LEVENTIS, WIFE AND HUSBAND

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

See attached legal and made a part hereof.

Subject to the following matters only: The grantor warrants the title against the acts of the grantor only.

**Toll Brothers AZ Limited Partnership, an AZ
Limited Partnership**

BY: TOLL SOUTHWEST LLC,
a Delaware limited liability company
General Partner

EXHIBIT "A"
(Continued)

By: *[Signature]*
Daniel E. Rhea
Its: Vice President

State of Arizona
County of Maricopa

On 4-6-23, before me, the undersigned Notary Public, personally appeared Daniel E. Rhea Vice President as authorized signer of TOLL SOUTHWEST LLC a Delaware Corporation, as General Partner of Toll Brothers AZ Limited Partnership, an Arizona LP

[Signature]
Notary Public
My Commission Expires: 3-18-2024



TOLL BROTHERS

ESCROW NO.: 65013745 065 SC3

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Maja Leventis and Petros Leventis, wife and husband, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated May 5, 2023, and executed by Toll Brothers AZ Limited Partnership, An Arizona Limited Partnership as Grantors, to Maja Leventis and Petros Leventis, wife and husband as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: May 5, 2023

GRANTEES:



Maja Leventis



Petros Leventis

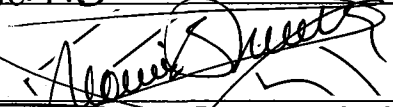
NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"

State of Arizona
County of Maricopa } ss:

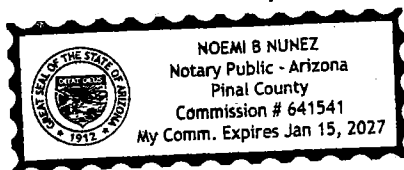
The foregoing document was acknowledged before me this 6 day of May, 2023
by Maja Leventis and Petros Leventis

(Seal)

My commission expires: Jan. 15, 2027



Notary Public



Escrow No. 65013745-065-SC3

EXHIBIT "A"
LEGAL DESCRIPTION

The Land is described as follows:

LOT 825, OF THE PRESERVE AT SAN TAN - UNIT 2B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2020-131582 AND AFFIDAVIT OF CORRECTION RECORDED JANUARY 29, 2021 IN FEE NO. 2021-011458.

ALSO COMMONLY KNOWN AS: 3828 West Serpentine Drive, San Tan Valley, Arizona
ASSESSOR'S PARCEL NO.: 509-04-4720

Original

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-04-4720
 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:

Toll Brothers AZ Limited Partnership, An Arizona Limited Partnership
8767 E Via De Ventura, Suite 390
Scottsdale, AZ 85258

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

Maja Leventis
1224 172nd Street SW
Lynnwood, WA 98037

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

4. ADDRESS OF PROPERTY:

3828 W. Serpentine Dr.
San Tan Valley, AZ 85142

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

Maja Leventis
#4

(b) Next tax payment due 10/2023

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
- 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 9 day of May 2023

Notary Public M

Notary Expiration Date 4/30/26

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2023-033580
RECORD DATE	05/08/2023

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: \$ 710,846.00

11. DATE OF SALE (Numeric Digits): 10 / 21
 Month / Year

12. DOWN PAYMENT \$ 78,846

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: NA

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):

Same as #5

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

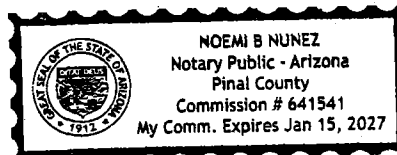
Subscribed and sworn to before me on this 16 day of May 2023

Notary Public _____

Notary Expiration Date Jan 15, 2027



NANCY VELAZQUEZ
 Notary Public - Arizona
 Maricopa Co. / #626485
 Expires 04/30/2026



NOEMI B NUNEZ
 Notary Public - Arizona
 Pinal County
 Commission # 641541
 My Comm. Expires Jan 15, 2027

Escrow No. 65013745-065-SC3

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