



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 06/06/2023 1144  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2023-041440

**WHEN RECORDED RETURN TO:**

Elizabeth Watkins Holloway, Regional Counsel  
WJH LLC, a Delaware limited liability company  
3091 Governors Lake Drive, Suite 300  
Norcross, GA 30071

**SPECIAL WARRANTY DEED**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CENTURY COMMUNITIES OF ARIZONA, LLC**, an Arizona limited liability company ("Grantor"), hereby grants, sells and conveys to **WJH SALES OF AZ LLC**, an Arizona limited liability company ("Grantee"), the real property located in Pinal County, Arizona and described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Land"), together with (a) all buildings, structures, and improvements located thereon; (b) all development rights and credits, air rights, water, water rights, and water stock relating thereto; (c) all right, title, and interest of Grantor in and to all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto; (d) all right, title and interest of Grantor in and to any reciprocal easement agreements, declarations of covenants, conditions and restrictions, development agreements, impact fee credit agreements, line extension agreements, utility reimbursement agreements, buy-in agreements and similar agreements; (e) minerals, oil, gas, and other hydrocarbon substances therein, thereunder, or that may be produced therefrom; and (f) any other rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining thereto or used in connection therewith.

SUBJECT TO all 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 (specifically excluding, however, all judgment liens and mortgages, deeds of trust, or mechanics' liens voluntarily imposed on the Land by the undersigned or arising against the Land as a result of improvements made to, or services rendered in connection with, the Land at the request of, or on behalf of, the undersigned), any matters which would be shown or discovered by an accurate survey or inspection of the Land, zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Land.

Grantor binds itself and its successors, heirs, legatees and personal representatives to warrant and defend title to the Land and Improvements as against the acts of Grantor and none other.

[SIGNATURES ON FOLLOWING PAGE]

DATED as of the 2<sup>ND</sup> day of JUNE, 2023.

**CENTURY COMMUNITIES OF ARIZONA LLC,**  
an Arizona limited liability company

By: *Brian Mulqueen*  
Brian Mulqueen, Vice-President

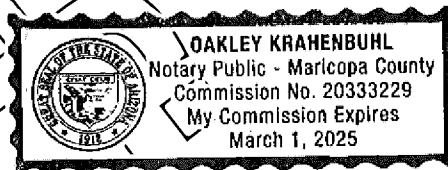
STATE OF ARIZONA  
County of MARICOPA ) ss.

The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of JUNE 2023, by Brian Mulqueen, Vice-President of **CENTURY COMMUNITIES OF ARIZONA LLC**, an Arizona limited liability company, for and on behalf thereof.

*Oakley Krahenbuhl*  
Notary Public

My Seal and Commission Expiration Date:

3/1/25





# AFFIDAVIT OF PROPERTY VALUE

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2023-041440  
 RECORD DATE 06/06/2023

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 509 - 91 - 001 - 0  
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? 62  
 Please list the additional parcels below (attach list if necessary):  
 (1) See attached (3)  
 (2) \_\_\_\_\_ (4)

2. SELLER'S NAME AND ADDRESS:  
Century Communities of Arizona, LLC  
7702 E Doubletree Ranch Rd, Ste 140  
Scottsdale, AZ

3. (a) BUYER'S NAME AND ADDRESS:  
WJH SALES OF AZ LLC  
917 N PROMENADE PARKWAY, SUITE 105  
Casa Grande, AZ

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: controlled by same parent corp

4. ADDRESS OF PROPERTY:  
 Primary Parcel -  
100 S. Naples Ln. Casa Grande, AZ  
See attached list for other parcels

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
3091 Governors Lake Drive, STE 300  
Norcross, GA 30071  
 (b) Next tax payment due \_\_\_\_\_

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  
      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.

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: \$ 4,651,794 00

11. DATE OF SALE (Numeric Digits): 06/23  
Month / Year

12. DOWN PAYMENT \$ 0 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: \_\_\_\_\_

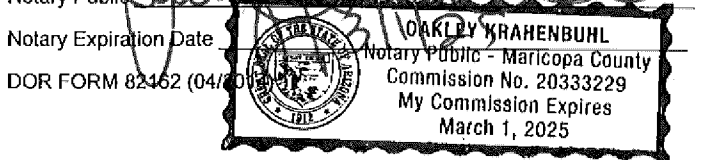
16. SOLAR / ENERGY EFFICIENT COMPONENTS:  
 (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No   
 If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Century Communities of Arizona, LLC  
7702 E Doubletree Ranch Rd, Ste 140  
Scottsdale, AZ

18. LEGAL DESCRIPTION (attach copy if necessary):  
See attached.

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 2 day of JUNE, 2023  
 Notary Public \_\_\_\_\_



Signature of Buyer / Agent \_\_\_\_\_  
 State of \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

# AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 509 - 91 - 001 - 0  
 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? 62

Please list the additional parcels below (attach list if necessary):

- (1) See attached (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) ^

**2. SELLER'S NAME AND ADDRESS:**

Century Communities of Arizona, LLC  
7702 E Doubletree Ranch Rd, Ste 140  
Scottsdale, AZ

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

WJH SALES OF AZ LLC  
917 N PROMENADE PARKWAY, SUITE 105  
Casa Grande, AZ

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: controlled by same parent corp

**4. ADDRESS OF PROPERTY:**

Primary Parcel -  
100 S. Naples Ln. Casa Grande, AZ  
See attached list for other parcels

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

3091 Governors Lake Drive, STE 300  
Norcross, GA 30071

(b) Next tax payment due \_\_\_\_\_

**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  
      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 \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

## 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:** \$ 4,651,794 00

**11. DATE OF SALE (Numeric Digits):** 06/23  
 Month / Year

**12. DOWN PAYMENT** \$ 0 00

**13. METHOD OF FINANCING:**

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial Institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 f.  Other financing; Specify: \_\_\_\_\_  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 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:

\$ ^ 00 AND

briefly describe the Personal Property: \_\_\_\_\_

**15. PARTIAL INTEREST:** If only a partial ownership interest is being sold,

briefly describe the partial interest: \_\_\_\_\_

**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):**

Century Communities of Arizona, LLC  
7702 E Doubletree Ranch Rd, Ste 140  
Scottsdale, AZ

**18. LEGAL DESCRIPTION (attach copy if necessary):**  
 See attached.

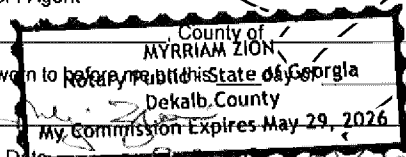
Signature of Buyer / Agent \_\_\_\_\_

State of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



## STATUTES AND EXEMPTIONS

A.R.S. §§ 11-1133 and 11-1137(B) require all buyers and sellers of real property or their agents to complete and attest to this Affidavit. Failure to do so constitutes a class 2 misdemeanor and is punishable by law.

The County Assessors and the Department of Revenue use data obtained from the affidavits to develop tables and schedules for the uniform valuation of properties based on fair market value. Data supplied for an individual property will not directly affect the assessment or taxes of that property.

A.R.S. § 11-1134 exempts certain transfers from completion of the Affidavit of Property Value and the \$2.00 filing fee. See the list of exemption codes below. If the transfer meets the criteria for an exemption, do not complete the Affidavit. Instead, please post the Statute Number and Exemption Code on the face of the Deed, in the area beneath the Legal Description. For example, if Exemption Code B3 is applicable, the proper exemption notation would be A.R.S. 11-1134 B3.

Unless exempt, carefully complete the Affidavit, sign, notarize and submit it to the County Recorder.

### **LIST OF EXEMPTION CODES (A.R.S. § 11-1134)**

- A1. A deed that represents the payment in full or forfeiture of a recorded contract for the sale of real property.
- A2. A lease or easement on real property, regardless of the length of the term.
- A3. Sales to or from government: "A deed, patent or contract for the sale or transfer of real property in which an agency or representative of the United States, this state, a county, city or town of this state or any political subdivision of this state is the named grantor, and authorized seller, or purchaser."
- A4. A quitclaim deed to quiet title as described in A.R.S. § 12-1103, subsection B.
- A5. A conveyance of real property that is executed pursuant to a court order.
- A6. A deed to an unpatented mining claim.
- A7. A deed of gift.
- B1. A transfer solely in order to provide or release security for a debt or obligation, including a trustee's deed pursuant to power of sale under a deed of trust.
- B2. A transfer that confirms or corrects a deed that was previously recorded.
- B3. A transfer of residential property between family members as defined below with only nominal actual consideration for the transfer.
- B4. A transfer of title on a sale for delinquent taxes or assessments.
- B5. A transfer of title on partition.
- B6. A transfer of title pursuant to a merger of corporations.
- B7. A transfer between related business entities for no consideration or nominal consideration.
- B8. A transfer from a person to a trustee or from a trustee to a trust beneficiary, with only nominal consideration for the transfer.
- B9. A transfer of title to and from an intermediary for the purpose of creating a joint tenancy, estate or some other form of ownership.
- B10. A transfer from a husband and wife or one of them to both husband and wife to create an estate in community property with right of survivorship.
- B11. A transfer from two or more persons to themselves to create an estate in joint tenancy with right of survivorship.
- B12. A transfer pursuant to a beneficiary deed with only nominal actual consideration for the transfer.
- B13. From an owner to itself or a related entity for no or nominal consideration solely for the purpose of consolidating or splitting parcels.
- B14. Due to legal name change.

Any instrument describing a transaction exempted by A.R.S. § 11-1134 shall bear a notation thereof on the face of the instrument at the time of recording, indicating the specific exemption that is claimed.

### **DEFINITION OF PRIMARY AND SECONDARY RESIDENCE**

A **Primary Residence** is a residential property that is used by the owner or owners as their principal or usual place of residence, or occupied by a qualified family member of the owner, as defined below, and used as the qualified family member's usual and principal residence. A **Non-Primary or Secondary Residence** is a second home that is not your primary residence; or is unoccupied, or owned by a financial institution. If you have a homestead exemption for a home in another state, the listed home cannot qualify as a primary residence.

### **DEFINITION OF QUALIFIED FAMILY MEMBER**

A "Qualified Family Member" is defined as:

- a) A natural or adopted son or daughter of the taxpayer or a descendent of either.
- b) The father or mother of the taxpayer or an ancestor of either.
- c) A stepson or stepdaughter or stepparent of the taxpayer.
- d) A son-in-law, daughter-in-law, father-in-law, or mother-in-law of the taxpayer.
- e) A natural or adopted sibling of the taxpayer.

### **DEFINITION OF PERSONAL PROPERTY**

Personal Property is all other property that is not Real Property. In general, it is all property other than land, buildings and other permanent structures. Personal Property can be tangible or intangible. Examples of tangible personal property are furniture, equipment and inventory. Examples in the intangible category are franchises, business licenses, goodwill, and corporate stocks and bonds.

## Tuscany

### Address List for Additional Parcels Affidavit Property Value- 62 Lots

| Lot Number | Address                                 | Parcel Number |
|------------|---|---------------|
| 4          | 76 S NAPLES LN CASA GRANDE, AZ 85122    | 505910040     |
| 5          | 68 S NAPLES LN CASA GRANDE, AZ 85122    | 505910050     |
| 6          | 60 S NAPLES LN CASA GRANDE, AZ 85122    | 505910060     |
| 7          | 52 S NAPLES LN CASA GRANDE, AZ 85122    | 505910070     |
| 8          | 44 S NAPLES LN CASA GRANDE, AZ 85122    | 505910080     |
| 9          | 36 S NAPLES LN CASA GRANDE, AZ 85122    | 505910090     |
| 10         | 28 S NAPLES LN CASA GRANDE, AZ 85122    | 505910100     |
| 11         | 20 S NAPLES LN CASA GRANDE, AZ 85122    | 505910110     |
| 12         | 1480 E PISA DR CASA GRANDE, AZ 85122    | 505910120     |
| 51         | 1459 E MILAN AVE CASA GRANDE, AZ 85122  | 505910510     |
| 52         | 1450 E MILAN AVE CASA GRANDE, AZ 85122  | 505910520     |
| 53         | 1460 E TUSCANY ST CASA GRANDE, AZ 85122 | 505910530     |
| 76         | 1467 E PISA DR CASA GRANDE, AZ 85122    | 505910760     |
| 77         | 27 S NAPLES LN CASA GRANDE, AZ 85122    | 505910770     |
| 78         | 35 S NAPLES LN CASA GRANDE, AZ 85122    | 505910780     |
| 79         | 43 S NAPLES LN CASA GRANDE, AZ 85122    | 505910790     |
| 80         | 51 S NAPLES LN CASA GRANDE, AZ 85122    | 505910800     |
| 81         | 59 S NAPLES LN CASA GRANDE, AZ 85122    | 505910810     |
| 82         | 67 S NAPLES LN CASA GRANDE, AZ 85122    | 505910820     |
| 83         | 75 S NAPLES LN CASA GRANDE, AZ 85122    | 505910830     |
| 84         | 83 S NAPLES LN CASA GRANDE, AZ 85122    | 505910840     |
| 85         | 91 S NAPLES LN CASA GRANDE, AZ 85122    | 505910850     |
| 124        | 117 S NAPLES LN CASA GRANDE, AZ 85122   | 505911240     |
| 125        | 1467 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911250     |
| 126        | 1461 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911260     |
| 127        | 1455 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911270     |
| 128        | 1453 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911280     |
| 129        | 1447 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911290     |
| 140        | 178 S SIENA LN CASA GRANDE, AZ 85122    | 505911400     |
| 141        | 1435 E VERONA TRL CASA GRANDE, AZ 85122 | 505911410     |
| 142        | 1425 E VERONA TRL CASA GRANDE, AZ 85122 | 505911420     |
| 143        | 1415 E VERONA TRL CASA GRANDE, AZ 85122 | 505911430     |
| 144        | 1405 E VERONA TRL CASA GRANDE, AZ 85122 | 505911440     |
| 145        | 1391 E VERONA TRL CASA GRANDE, AZ 85122 | 505911450     |
| 146        | 1385 E VERONA TRL CASA GRANDE, AZ 85122 | 505911460     |
| 147        | 1379 E VERONA TRL CASA GRANDE, AZ 85122 | 505911470     |
| 148        | 1373 E VERONA TRL CASA GRANDE, AZ 85122 | 505911480     |
| 149        | 1367 E VERONA TRL CASA GRANDE, AZ 85122 | 505911490     |
| 150        | 1361 E VERONA TRL CASA GRANDE, AZ 85122 | 505911500     |
| 151        | 1355 E VERONA TRL CASA GRANDE, AZ 85122 | 505911510     |
| 152        | 1347 E VERONA TRL CASA GRANDE, AZ 85122 | 505911520     |
| 153        | 1343 E VERONA TRL CASA GRANDE, AZ 85122 | 505911530     |
| 154        | 1337 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911540     |
| 155        | 1329 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911550     |
| 156        | 1323 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911560     |
| 157        | 1311 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911570     |
| 158        | 1308 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911580     |
| 159        | 1336 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911590     |
| 160        | 1342 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911600     |
| 161        | 1348 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911610     |
| 162        | 1354 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911620     |
| 173        | 147 S SIENA LN CASA GRANDE, AZ 85122    | 505911730     |
| 174        | 155 S SIENA LN CASA GRANDE, AZ 85122    | 505911740     |
| 175        | 1426 E VERONA TRL CASA GRANDE, AZ 85122 | 505911750     |
| 176        | 1416 E VERONA TRL CASA GRANDE, AZ 85122 | 505911760     |
| 177        | 1404 E VERONA TRL CASA GRANDE, AZ 85122 | 505911770     |
| 178        | 1384 E VERONA TRL CASA GRANDE, AZ 85122 | 505911780     |
| 179        | 1374 E VERONA TRL CASA GRANDE, AZ 85122 | 505911790     |
| 180        | 1364 E VERONA TRL CASA GRANDE, AZ 85122 | 505911800     |
| 181        | 1354 E VERONA TRL CASA GRANDE, AZ 85122 | 505911810     |
| 182        | 1348 E VERONA TRL CASA GRANDE, AZ 85122 | 505911820     |
| 183        | 1355 E TUSCANY ST CASA GRANDE, AZ 85122 | 505911830     |

Legal Description

Lot 1, Lots 4 through 12, inclusive, Lots 51 through 53, inclusive, Lots 76 through 85, inclusive, Lots 124 through 129, inclusive, Lots 140 through 162, inclusive, Lots 173 through 183, inclusive, of TUSCANY, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide, 25 and Affidavit of Correction recorded August 19, 2021 in Recording No. 2021-104647.

UNOFFICIAL