



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 06/20/2023 1647

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-045283

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Gwendolyn Bernal and Martin Bernal
48224 North Basilio Street
Gold Canyon, AZ 85118

SPECIAL WARRANTY DEED

Escrow No. 435-6217442 (BE)

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

KB Home Sales-Phoenix Inc., an Arizona corporation, the GRANTOR does hereby convey to

Gwendolyn Bernal and Martin Bernal, wife and husband, 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 68, OF ENTRADA DEL ORO UNIT 2 - PARCEL 1B-1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS FEE NO. 2020-015631.

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS RESERVED BY THE UNITED STATES OF AMERICA AS DISCLOSED IN PATENTS FROM THE STATE OF ARIZONA; AND

EXCEPT 1/16TH OF ALL OIL, GASES AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY

NAME AND DESCRIPTION TOGETHER WITH ALL URANIUM AND THORIUM AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

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: June 15, 2023

Warranty Deed - continued

KB Home Sales - Phoenix, Inc, an Arizona corporation

Holly Welker

By: Holly Welker, Its: DUP Coordinator

STATE OF ARIZONA

County of MARICOPA

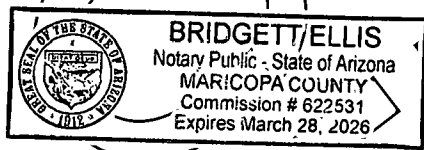
01/16/23 ss.

On _____, before me, the undersigned Notary Public, personally appeared **Holly Welker** 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:

[Signature]
Notary Public



[Large stylized signature]

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated June 15, 2023 by and between KB Home Sales - Phoenix, Inc., an Arizona corporation and Gwendolyn Bernal and Martin Bernal.

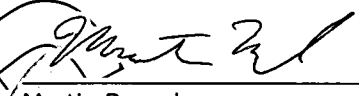
That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: June 15, 2023



 Gwendolyn Bernal



 Martin Bernal

STATE OF AZ

County of

Maricopa

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)ss.
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On June 16 2023, before me, the undersigned Notary Public, personally appeared **Gwendolyn Bernal and Martin Bernal**, 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: 3-3-2025

Notary Public



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-17-5030 6
 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) _____

COUNTY OF RECORDATION PINAL
 FEE NO 2023-045283
 RECORD DATE 06/20/2023

2. SELLER'S NAME AND ADDRESS:

KB Home Sales - Phoenix, Inc
58 South River Drive Suite 250
Tempe, AZ 85288

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:

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

Gwendolyn Bernal and Martin Bernal
48224 North Basilio Street
Gold Canyon, AZ 85118

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

48224 North Basilio Street
Gold Canyon, AZ 85118

10. SALE PRICE: \$458,330.00 00

11. DATE OF SALE (Numeric Digits): 06 / 20 23
 Month/Year

12. DOWN PAYMENT \$22,917.00 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:

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

Gwendolyn Bernal and Martin Bernal
48224 North Basilio Street
Gold Canyon, AZ 85118

(b) Next tax payment due 10/01/2023

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: \$ N/A 00 AND

briefly describe the Personal Property: n/a

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. Agriculture
- h. Mobile or manufactured Home
 - Affixed Not Affixed
- i. Other Use; Specify:

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:

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."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Gwendolyn Bernal and Martin Bernal
48224 North Basilio Street
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 68, OF ENTRADA DEL ORO UNIT 2 - PARCEL 1B-1, (2020-015631)

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 16 day of June 20 23

Notary Public

Notary Expiration Date 3-3-2025

23

DOR FORM 82162 (04/2014)

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 16 day of June 20 23

Notary Public

Notary Expiration Date 3-3-2025

