



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 07/28/2023 1118

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-055578

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Michael James Deal
3027 East Houston Drive
San Tan Valley, AZ 85143

SPECIAL WARRANTY DEED

Escrow No. 435-6279763 (CF)

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

Starlight Homes Arizona, LLC, a Delaware limited liability company, the GRANTOR does hereby convey to

Michael James Deal and Erika Karina Deal, husband and wife, 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 56, OF BELLA VISTA FARMS PARCELS E-F, PARCEL 6, RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AS INSTRUMENT NO. 2020-131606, 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: July 27, 2023

Warranty Deed - continued

Starlight Homes Arizona L.L.C., a Delaware limited liability company

Tara South

By: Tara South
Its: Vice President of Finance

STATE OF AZ)

County of Maricopa) ss.

On July 27, 2023, before me, the undersigned Notary Public, personally appeared Tara South, Vice President of Finance, 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.

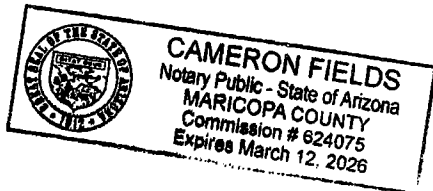
WITNESS my hand and official seal.

My Commission Expires:

3/12/26

Cameron Fields

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-89-2460 2
 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) _____

2. SELLER'S NAME AND ADDRESS:

Starlight Homes Arizona LLC
8655 East Via de Ventura Suite F-250
Scottsdale, AZ 85258

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

Michael James Deal and Erika Karina Deal
3027 East Houston Drive
San Tan Valley, AZ 85143

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

3027 East Houston Drive
San Tan Valley, AZ 85143

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

Michael James Deal and Erika Karina Deal
3027 East Houston Drive
San Tan Valley, AZ 85143

(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. Agriculture
- 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 Maricopa

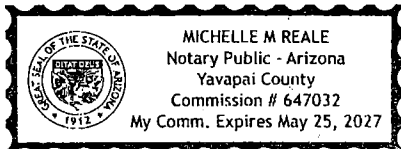
Subscribed and sworn to before me on this 27 day of July 2023

Notary Public _____

Notary Expiration Date 5.25.2027

23

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2023-055578
 RECORD DATE 07/28/2023

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: \$ 433,990.00 00

11. DATE OF SALE (Numeric Digits): 06/23 / 07/28 / 2023
 Month/Year

12. DOWN PAYMENT \$ 86,798.00 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: _____

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: \$ 0.00 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):

Michael James Deal and Erika Karina Deal
3027 East Houston Drive
San Tan Valley, AZ 85143

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 56 OF BELLA VISTA FARMS

Signature of Buyer / Agent

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 27 day of July 2023

Notary Public _____

Notary Expiration Date 5.25.2027

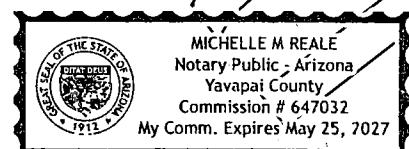


EXHIBIT "A "

Escrow No. 435-6279763 (CF)

LOT 56, OF BELLA VISTA FARMS PARCELS E-F - PARCEL 6, RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AS INSTRUMENT NO. 2020-131606, OF OFFICIAL RECORDS.

WORLDWIDE