



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 10/19/2023 1022

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-077117

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Denise E. Murphy Gonzalez
18393 North Alcazar Street
Maricopa, AZ 85138

SPECIAL WARRANTY DEED

Escrow No. **435-6289832 (CF)**

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

Ashton Woods Arizona L.L.C., a Nevada limited liability company, the GRANTOR does hereby convey to

Denise E. Murphy Gonzalez and Azalia A. Murphy Gonzalez, married spouses, 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 32, OF TORTOSA SOUTH PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 92.

Subject To: Existing taxes, assessments, 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: October 18, 2023

Warranty Deed - continued

Ashton Woods Arizona L.L.C., a Nevada
Limited Liability Company

Tara South

By: Tara South,
Its: Vice President of Finance

STATE OF Arizona

County of Maricopa

) ss.

On Oct. 18, 2023, before me, the undersigned Notary Public, personally appeared **Tara South**, 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 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.

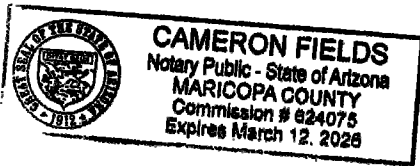
WITNESS my hand and official seal.

My Commission Expires:

3/12/26

Cameron Fields

Notary Public



File No.: **435-6289832 (CF)**
A.P.N.: **502-53-6760 7**

Warranty Deed - continued

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **October 18, 2023** by and between **Ashton Woods Arizona L.L.C.** and **Denise E. Murphy Gonzalez and Azalia A. Murphy Gonzalez.**

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: **October 18, 2023**


Denise E. Murphy Gonzalez


Azalia A. Murphy Gonzalez

STATE OF **AZ**

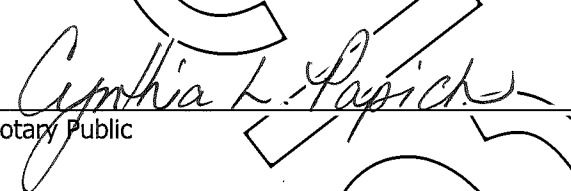
County of **MARICOPA**

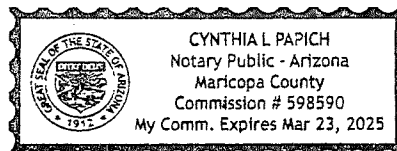
On October 18, 2023, before me, the undersigned Notary Public, personally appeared **Denise E. Murphy Gonzalez and Azalia A. Murphy Gonzalez**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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:

March 23, 2025


Notary Public



AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 502-53-6760 7 -
 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:

Ashton Woods Arizona L.L.C.
8655 East Via De Ventura Suite F-250
Scottsdale, AZ 85258

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

Denise E. Murphy Gonzalez and Azalia A. Murphy Gonzalez
18393 North Alcazar Street
Maricopa, AZ 85138

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

18393 North Alcazar Street
Maricopa, AZ 85138

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

Denise E. Murphy Gonzalez and Azalia A. Murphy Gonzalez
18393 North Alcazar Street
Maricopa, AZ 85138

(b) Next tax payment due 10/2023

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use
 b. ☒ Single Family Residence g. ☐ Agriculture
 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 *Denise E. Murphy Gonzalez*

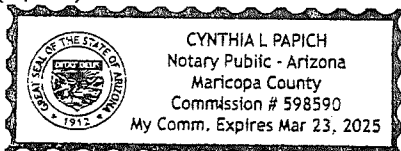
State of Arizona , County of Maricopa

Subscribed and sworn to before me on this 18 day of OCT 20 2 3

Notary Public *Cynthia L. Papich*

Notary Expiration Date March 23, 2025

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL
 FEE NO 2023-077117
 RECORD DATE 10/19/2023

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: \$ 359,990.00 00

11. DATE OF SALE (Numeric Digits): 0 9 / 2 3 Month/Year

12. DOWN PAYMENT \$ 12,016.00 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) f. ☐ Other financing; Specify:
 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:

\$ 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: 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):

Denise E. Murphy Gonzalez and Azalia A. Murphy Gonzalez
18393 North Alcazar Street
Maricopa, AZ 85138

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 32, of TORTOSA SOUTH PARCEL C (G / .92)

Signature of Buyer / Agent *Denise E. Murphy Gonzalez*

State of Arizona , County of Maricopa

Subscribed and sworn to before me on this 18 day of OCT 20 2 3

Notary Public *Cynthia L. Papich*

Notary Expiration Date March 23, 2025

