



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 12/27/2023 1159

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-093074

Recording Requested by:
Carefree Title Agency, Inc.

When recorded mail to:
David G. Cooper and Melissa M. Cooper
32405 N Mockingbird Lane
San-Tan Valley, AZ 85143

SPECIAL WARRANTY DEED

Escrow No. PHX-22232-23

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

Meritage Homes of Arizona, Inc., an Arizona Corporation, the GRANTOR

does hereby convey to

David G. Cooper and Melissa M. Cooper, husband and wife, the GRANTEE (S),

the following described real property situated in Pinal County, Arizona with the title being conveyed to the grantee (s):

LOT 79, OF BELLA VISTA FARMS PARCELS E-F- PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN PLAT FEE NO. 2020-131614 AS AFFECTED BY AFFIDAVIT OF CORRECTION RECORDED AS 2021-055878.

A.P.N. 210-89-5910

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: December 21, 2023

SEE ACCEPTANCE ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Warranty Deed - continued

Meritage Homes of Arizona, Inc., an
Arizona corporation


By: Eric Peterson, Vice President of
Finance

STATE OF ARIZONA)


County of Maricopa)

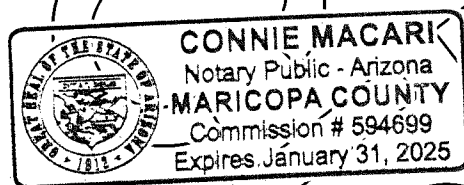
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On December 27, 2023, before me, the undersigned Notary Public, personally appeared Eric Peterson, Vice President of Finance of Meritage Homes of Arizona, Inc., an Arizona corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12/31/25


Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP


File No.: PHX-22232-23

This Acceptance is to be attached to: Warranty Deed dated by and between Meritage Homes of Arizona, Inc., an Arizona corporation and David G. Cooper and Melissa M. Cooper, husband and wife.


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: December 21, 2023



David G. Cooper



Melissa M. Cooper

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 22 day of December, 2023, before me personally appeared David G. Cooper and Melissa M. Cooper, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]



Notary Public



MARC T. ARMSTRONG
Notary Public - Arizona
Maricopa Co. / #642280
Expires 02/28/2027

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-89-5910
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? -0-

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Meritage Homes of Arizona, Inc.
18655 North Claret Drive, Suite 400
Scottsdale, AZ 85255

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

David G. Cooper and Melissa M. Cooper
418 North 96th Street
Mesa, AZ 85207

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

4. ADDRESS OF PROPERTY:

32405 N Mockingbird Lane
San Tan Valley, AZ 85143

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

David G. Cooper and Melissa M. Cooper
32405 N Mockingbird Lane
San Tan Valley, AZ 85143

(b) Next tax payment due March 1, 2024

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
 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 22 day of Dec, 2023

Notary Public

Notary Expiration Date 02/28/2027



MARC T. ARMSTRONG
Notary Public - Arizona
Maricopa Co. / #642280
Expires 02/28/2027

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-093074
RECORD DATE 12/27/2023

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: \$ 434,000.00

11. DATE OF SALE (Numeric Digits): 11 / 2023
Month / Year

12. DOWN PAYMENT \$ 25,000.00

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:

\$ 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):

David G. Cooper and Melissa M. Cooper
32405 N Mockingbird Lane, San Tan Valley, AZ 85143
Phone: (312) 622-3268

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 22 day of Dec, 2023

Notary Public

Notary Expiration Date 02/28/2027



MARC T. ARMSTRONG
Notary Public - Arizona
Maricopa Co. / #642280
Expires 02/28/2027

EXHIBIT "A"
Legal Description

LOT 79, OF BELLA VISTA FARMS PARCELS E-F - PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN PLAT FEE NO. 2020-131614 AS AFFECTED BY AFFIDAVIT OF CORRECTION RECORDED AS 2021-055878.

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