



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 04/25/2024 1120

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-030779

Recording Requested by:
TRI-Pointe Assurance, Inc

When recorded mail to:
Craig Alan Sears and Amy Joann Sears
4951 West Rogers Pass
Queen Creek, AZ 85144

SPECIAL WARRANTY DEED

Escrow No. PHX-14404 (CG)

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

Tri Pointe Homes Arizona 91, LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

Craig Alan Sears and Amy Joann Sears, 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 3, of BORGATA UNIT 1A, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded March 4, 2021 as 2021-026768 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: March 29, 2024

Tri Pointe Homes Arizona 91, LLC

By: Tri Pointe Homes Arizona, LLC

By: _____

Michael Stubben
Vice President of Finance

STATE OF AZ

County of Maricopa

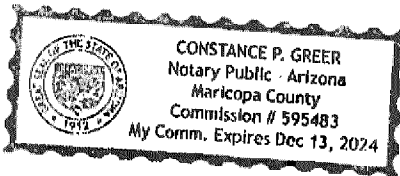
)
)SS.
)

On April 19, 2024, before me, the undersigned Notary Public, personally appeared Michael Stubben, 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 subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature(s) on the instrument is 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: 12/13/24

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-10-0310
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:

Tri Pointe Homes Arizona, LLC
7001 N. Scottsdale Road, Suite 2020
Scottsdale, AZ 85253

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

Craig Alan Sears and Amy Joann Sears
4951 West Rogers Pass
Queen Creek, AZ 85144

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

4951 West Rogers Pass
Queen Creek, AZ 85144

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

Craig Alan Sears and Amy Joann Sears
4951 West Rogers Pass
Queen Creek, AZ 85144

(b) Next tax payment due 10/01/2024

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.

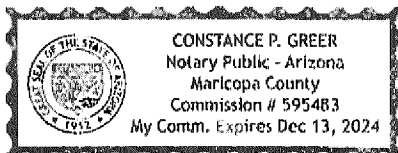
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 _____
State of Arizona County of Pinal
Subscribed and sworn to before me on this 19 day of April 20 24
Notary Public _____
Notary Expiration Date _____
24
DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-030779
RECORD DATE 04/25/2024

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: \$ 769,807.00 **00**

11. DATE OF SALE (Numeric Digits): 04/24 / 24 Month/Year

12. DOWN PAYMENT \$ 38,491.00 **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)
- 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: N/A

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):

Craig Alan Sears and Amy Joann Sears
4951 West Rogers Pass
Queen Creek, AZ 85144

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 3, of BORGATA UNIT.1A, recorded March 4, 2021 as 2021-026768 of Official Records.

Signature of Buyer / Agent _____
State of Arizona County of Pinal
Subscribed and sworn to before me on this 19 day of April 20 24
Notary Public _____
Notary Expiration Date _____

