



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 06/20/2024 1151

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-046417

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Joshua King Davis  
46941 West Cansados Road  
Maricopa, AZ-85139

### SPECIAL WARRANTY DEED

File No. 435-6309103 (KH)

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

**Ashton Woods Arizona, LLC, a Nevada limited liability company**, the GRANTOR does hereby convey to

**Joshua King Davis and Susan Lynn Davis, Husband and Wife**, the GRANTEE

the following described real property situated in Pinal County, Arizona:

Lot 31, of AMARILLO CREEK UNIT 1, PARCEL 1, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, in Cabinet G, Slide 75.

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 18, 2024

RECORDED

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 June 18 2024, 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: 8/31/2024

*Kari R. Hawrylkiw*  
\_\_\_\_\_  
Notary Public



**KARI R. HAWRYLKIW**  
Notary Public - Arizona  
Maricopa Co. / #586353  
Expires 08/31/2024

**ASHTON WOODS ARIZONA L.L.C.**

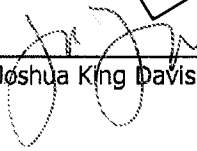
### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

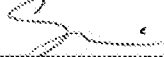
This Acceptance is to be attached to: Special Warranty Deed dated June 18, 2024 by and between Ashton Woods Arizona, LLC, a Nevada limited liability company and Joshua King Davis and Susan Lynn Davis, Husband and Wife.

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: June 18, 2024

  
\_\_\_\_\_  
Joshua King Davis

  
\_\_\_\_\_  
Susan Lynn Davis

STATE OF AZ

County of Maricopa ) ss.

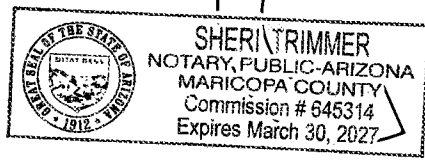
On June 18, 2024, before me, the undersigned Notary Public, personally appeared **Joshua King Davis and Susan Lynn Davis**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me 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:

3-30-27

  
\_\_\_\_\_  
Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 510-84-0310 5  
 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) \_\_\_\_\_ (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:

Joshua King Davis and Susan Lynn Davis  
46941 West Cansados Road  
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

46941 West Cansados Road  
Maricopa, AZ 85139

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

Joshua King Davis and Susan Lynn Davis  
46941 West Cansados Road  
Maricopa, AZ 85139

(b) Next tax payment due 10/2024

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.  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 19 day of June 2024  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 12/31/2027



**KARI R. HAWRYLKIW**  
 Notary Public - Arizona  
 Maricopa Co. / #586353  
 Expires 08/31/2024

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2024-046417  
 RECORD DATE 06/20/2024

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: \$364,990.00 00

11. DATE OF SALE (Numeric Digits): 0 5 / 2 4 Month/Year

12. DOWN PAYMENT \$19,610 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 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):

Joshua King Davis and Susan Lynn Davis  
46941 West Cansados Road  
Maricopa, AZ 85139

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 31, of AMARILLO CREEK UNIT 1, PARCEL 1 (G / 75)

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 18 day of June 2024  
 Notary Public Sheri Trimmer  
 Notary Expiration Date 3-30-27



**SHERI TRIMMER**  
 NOTARY PUBLIC - ARIZONA  
 MARICOPA COUNTY  
 Commission # 645314  
 Expires March 30, 2027

