



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Security Title Agency, Inc

DATE/TIME: 07/25/2024 0917
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2024-055969

WHEN RECORDED MAIL TO:
Alfred Jesus Contreras, Jr. and Hyunh Nhu Ngoc
Nguyen
1252 W. Sparrow Dr.
Queen Creek, AZ 85140

Escrow No.: ST62240184
APN: 104-08-188

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration,

Woodside Homes Sales AZ, LLC, a Delaware Limited Liability Company

does hereby convey to

Alfred Jesus Contreras, Jr., an unmarried man and Hyunh Nhu Ngoc Nguyen, an unmarried woman

the following real property situated in County of Pinal, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes and other assessments, reservation in patents and all easements, right of way, covenants, conditions and restrictions as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

SPECIAL WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: July 16, 2024

Woodside Homes Sales AZ, LLC, a Delaware
Limited Liability Company

BY: _____

Authorized Signor, Angelee Dominguez

STATE OF Arizona

COUNTY OF Maricopa

On the 16 day of July, 2024, before me, a Notary Public in and for said State, personally appeared Angelee Dominguez the Authorized Signor of Woodside Homes Sales AZ, LLC, a Delaware Limited Liability Company, who executed the within instrument on behalf of the Limited Liability Company therein named, and acknowledged to me that such Limited Liability Company executed the within instrument pursuant to its Articles of Organization and its operating agreement.

Witness my hand and seal

[Signature]
Notary Public

My Commission Expires: 4-25-25

(SEAL)



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 104-08-188

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 126, NORTH CREEK PHASE I – PARCEL 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Recording No. 2021-087356;

EXCEPT all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy at depth greater than 500 feet below the surface of said land as reserved in instrument recorded in Docket 1835, page 926, records of Pinal County, Arizona.

PROFFERS

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
FOR BUYER**

Escrow No.: ST62240184

Alfred Jesus Contreras, Jr., an unmarried man and Hyunh Nhu Ngoc Nguyen, an unmarried woman each state that:


We are the Grantees, Mortgagees, or Beneficiaries named in the certain Special Warranty Deed.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Each of them, individually and jointly as such Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as joint tenants with right of survivorship and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Joint Tenancy" they direct and authorize Escrow Agent to attach this "Acceptance of Joint Tenancy" to the deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



Alfred Jesus Contreras, Jr.



Hyunh Nhu Ngoc Nguyen

State of Arizona

County of Maricopa

This instrument was acknowledged before me on this 18 day of July, 2024, by Alfred Jesus Contreras, Jr. and Hyunh Nhu Ngoc Nguyen.



Notary Public

My Commission Expires:

[SEAL]



EXHIBIT "A"
Legal Description

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WORLDWIDE
CIS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-08-188
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:

Woodside Homes Sales AZ, LLC
1555 N. Fiesta Blvd., Suite 105
Gilbert, AZ 85233

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

Alfred Jesus Contreras, Jr. and Hyunh Nhu Ngoc Nguyen
3740 S. Swan Dr.
Gilbert, AZ 85297

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1252 W. Sparrow Dr.
Queen Creek, AZ 85140

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

Alfred Jesus Contreras, Jr.
1252 W. Sparrow Dr.
Queen Creek, AZ 85140
(b) Next tax payment due October 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 _____, County of _____
Subscribed and sworn to before me this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-055969
RECORD DATE 07/25/2024

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: \$ 417,174 00

11. DATE OF SALE (Numeric Digits): 06 / 2024
Month / Year

12. DOWN PAYMENT \$ 7,557 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:

Low E Windows, Radiant Roof Barrier and 14 Seer HVAC

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 18 day of July 2024
Notary Public _____
Notary Expiration Date 4-27-25



LEGAL DESCRIPTION

For APN/Parcel ID(s): 104-08-188

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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 this 14 day of July 20 24
Notary Public _____
Notary Expiration Date 4-25-25

DOR FORM 82162 (02/2019)



NICOLE KROBOTH
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 603769
Expires April 25, 2025

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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17. PARTY COMPLETING AFFIDAVIT, (Name, Address, Phone Number):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent _____
State of _____, County of _____
Subscribed and sworn to before me this _____ day of _____ 20 _____
Notary Public _____
Notary Expiration Date _____

SIGNED IN COUNTERPART

LEGAL DESCRIPTION

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