



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 09/13/2024 1624

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2024-069715

RECORDING REQUESTED BY:

Parkway Title Agency

AND WHEN RECORDED MAIL TO:

Patricia Bortoluzzi
35330 W La Paz St
Maricopa, AZ 85138

ESCROW NO.: AZ-24070037-CCS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Century Communities of Arizona, LLC, an Arizona Limited Liability Company
do/does hereby convey to

Patricia Bortoluzzi, an unmarried woman and Bruce Swick, an unmarried man, as joint tenants

the following real property situated in Pinal County, Arizona:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities 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.

Dated: Sept 9 2024

Accepted and approved:

GRANTEE(S):

Patricia Bortoluzzi
Patricia Bortoluzzi

Bruce Swick
Bruce Swick

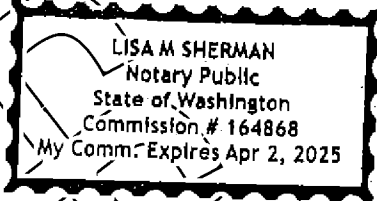
STATE OF ARIZONA ~~Washington~~ ^{WA}
COUNTY OF Pierce ^{9th}

The foregoing instrument was acknowledged before me this 13th of September, 2024, by Patricia Bortoluzzi, an unmarried woman and Bruce Swick, an unmarried man

Lisa M Sherman
Notary Public

My Commission Expires: 4-2-25

(SEAL)



DUPLICATE

GRANTOR(S):

Century Communities of Arizona, LLC, a Arizona Limited Liability Company

By: Sarah Daniels

STATE OF ARIZONA
County of MARICOPA

The foregoing instrument was acknowledged before me this 11 day of September
2024 by Sarah Daniels, Authorized Signatory of Century Communities of Arizona, LLC, a
Arizona Limited Liability Company.

Erika Bruccoleri
Notary Public

My Commission Expires: 10.25.27



EXHIBIT "A"

LOT 214 OF THE TRAILS PHASE 1B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2021-016448, LOCATED IN SECTION 28, TOWNSHIP 04 SOUTH, RANGE 04 EAST



ESCROW NO.: AZ-24070037-CCS

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

THAT CERTAIN DEED DATED September 9, 2024, Wherein

Century Communities of Arizona, LLC, an Arizona Limited Liability Company

as Grantors, convey to

Patricia Bortoluzzi, an unmarried woman and Bruce Swick, an unmarried man, as joint tenants

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

See Exhibit "A" attached hereto and made a part hereof.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: September 4, 2024

Grantee(s):

Patricia Bortoluzzi
Patricia Bortoluzzi

Bruce Swick
Bruce Swick

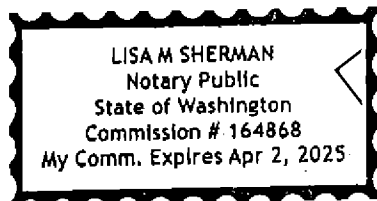
STATE OF ~~ARIZONA~~ Washington
COUNTY OF Pierce

The foregoing instrument was acknowledged before me this 10th of September, 2024, by Patricia Bortoluzzi, an unmarried woman and Bruce Swick, an unmarried man

Lisa M Sherman
Notary Public

My Commission Expires: 4-2-25

(SEAL)



FOR NOTARY SEAL OR STAMP

EXHIBIT "A"

LOT 214 OF THE TRAILS PHASE 1B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2021-016448, LOCATED IN SECTION 28, TOWNSHIP 04 SOUTH, RANGE 04 EAST

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-51-2360

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

Century Communities of Arizona, LLC, an Arizona Limited Liability Company

7702 E Doubletree Ranch Road #140

Scottsdale, AZ 85258

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

Patricia Bortoluzzi and Bruce Swick

10802 177th Ave Ct E

Bonney Lake, WA 98391

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

35330 W La Paz St

Maricopa, AZ 85138

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

Patricia Bortoluzzi and Bruce Swick

35330 W La Paz St

Maricopa, AZ 85138

(b) Next tax payment due: March 1, 2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
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 Maricopa
Subscribed and sworn to before me on this 11 day of September 20 24
Notary Public Erika Bruccoleri
Notary Expiration Date 10-25-27

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2024-069715
RECORD DATE 09/13/2024

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: \$ 320,000 00

11. DATE OF SALE (Numeric Digits): 07 / 2024
Month / Year

12. DOWN PAYMENT \$ 12,000 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller loan (Carryback) (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):

Parkway Title Agency
7702 E Doubletree Ranch Road, Suite 140
Scottsdale, AZ 85258

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

DOR FORM 82162 (02/2019)

ERIKA BRUCCOLERI
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 658637
My Comm. Exp. Oct. 25, 2027

LISA M SHERMAN
Notary Public
State of Washington
Commission # 164868
My Comm. Expires Apr 2, 2025

EXHIBIT "A"

LOT 214 OF THE TRAILS PHASE 1B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2021-016448, LOCATED IN SECTION 28, TOWNSHIP 04 SOUTH, RANGE 04 EAST

