



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 10/16/2024 1403

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-079173

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Makynzee Renee Salazar
4147 East Bradford Avenue
San Tan Valley, AZ 85143

SPECIAL WARRANTY DEED

Escrow No. 435-6329126 (CF)

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

Ashton Woods Arizona L.L.C., a Nevada limited liability company, the GRANTOR does hereby convey to

Makynzee Renee Salazar, an unmarried woman and Tyler Anthony Cossel, an unmarried man, 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 26, OF BELLA VISTA FARMS PARCELS C-D - PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN INSTRUMENT NO. 2021-125051 OF OFFICIAL RECORDS;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION; AND

EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN THE PATENT TO SAID LAND.

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: October 15, 2024

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.

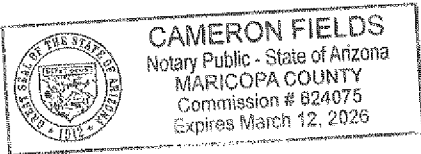
On Oct 15, 2024, before me, the undersigned Notary Public, personally appeared **Tara South**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the 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:

3/12/26

Cameron Fields
Notary Public



ASHTON WOODS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-15-0300 7
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:

Ashton Woods Arizona L.L.C.
8655 East Via De Ventura Suite F-250
Scottsdale, AZ 85258

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

Makynzee Renee Salazar and Tyler Anthony Cossel
4147 East Bradford Avenue
San Tan Valley, AZ 85143

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

4147 East Bradford Avenue
San Tan Valley, AZ 85143

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

Makynzee Renee Salazar and Tyler Anthony Cossel
4147 East Bradford Avenue
San Tan Valley, AZ 85143

(b) Next tax payment due 10/2024

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
- d. 2-4 Plex Affixed Not Affixed
- e. Apartment Building 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.

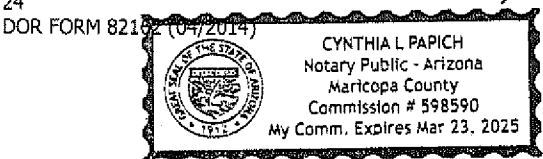
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: Lindsey Gray
State of Arizona, County of MARICOPA

Subscribed and sworn to before me on this 15 day of OCT 20 2 4

Notary Public: Cynthia L. Papich

Notary Expiration Date: March 23, 2025



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-079173
RECORD DATE 10/16/2024

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: \$419,990.00 00

11. DATE OF SALE (Numeric Digits): 0 9 / 2 4 Month/Year

12. DOWN PAYMENT \$7608. 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
- b. Barter or trade (1) Conventional (2) VA (3) FHA
- c. Assumption of existing loan(s) f. Other financing; Specify:
- d. Seller Loan (Carryback)

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 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):

Makynzee Renee Salazar and Tyler Anthony Cossel
4147 East Bradford Avenue
San Tan Valley, AZ 85143

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 26, of BELLA VISTA FARMS PARCELS C-D - PARCEL 1 (2021 / 125051)

Signature of Buyer / Agent: Makynzee Renee Salazar
State of Arizona, County of MARICOPA
Subscribed and sworn to before me on this 15 day of OCT 20 2 4
Notary Public: Cynthia L. Papich
Notary Expiration Date: March 23, 2025

