



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recording Requested by:
First American Title Insurance Company

DATE/TIME: 10/29/2024 1421

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-082916

When recorded mail to:
Tyler Mark Lavoy
2014 East Grazing Meadow Lane
San Tan Valley, AZ 85140

SPECIAL WARRANTY DEED

Escrow No. **435-6330311 (kk)**

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

Starlight Homes Arizona LLC, a Delaware limited liability company, the GRANTOR does hereby convey to

Tyler Mark Lavoy, a single man and Kylie Danae Baugh, a single woman, 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 208, OF WALES RANCHES - UNIT 1 PARCEL 1.1A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2022-048898 AND AN AFFIDAVIT OF CORRECTION RECORDED AUGUST 1, 2023 AS 2023-056414, OF OFFICIAL RECORDS.

Subject To: Existing taxes, assessments, 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 28, 2024

Warranty Deed - continued

Starlight Homes Arizona LLC, a Delaware limited liability company

By:

Name: Jerald De Los Santos
Title: Finance Manager

STATE OF AZ

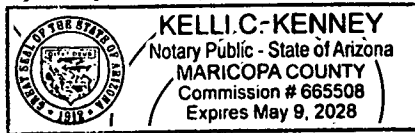
County of Maricopa

On OCT 28, 2024, before me, the undersigned Notary Public, personally appeared **Jerald De Los Santos**, 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: 5/9/28

Kelli C Kenney
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-33-2110 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? _____

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Starlight Homes Arizona LLC
8655 East Via de Ventura Suite F-250
Scottsdale, AZ 85258

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

Tyler Mark Lavoy and Kylie Danae Baugh
2014 East Grazing Meadow Lane
San Tan Valley, AZ 85140

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2014 East Grazing Meadow Lane
San Tan Valley, AZ 85140

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

Tyler Mark Lavoy and Kylie Danae Baugh
2014 East Grazing Meadow Lane
San Tan Valley, AZ 85140

(b) Next tax payment due 03/25

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 28 day of OCT 2024

Notary Public _____

Notary Expiration Date 5/9/28

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DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-082916
RECORD DATE 10/29/2024

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: \$ 401,990.00 **00**

11. DATE OF SALE (Numeric Digits): 09 / 24
Month/Year

12. DOWN PAYMENT \$ 7,282 **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 **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):

Tyler Mark Lavoy and Kylie Danae Baugh
2014 East Grazing Meadow Lane
San Tan Valley, AZ 85140

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 208, of WALES RANCHES - UNIT 1, PARCEL 1.1A (2022 / 048898)

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28 day of OCT 2024

Notary Public _____

Notary Expiration Date 6-Oct-2028

