



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**Steve Louis Di Domenico**  
**Mary Lynn Di Domenico**  
**Marjorie Olson**  
**13142 East Larrea Lane**  
**Florence, AZ 85132**

77108547-LHA

DATE/TIME: 01/17/2025 1320

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-003997

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,  
Starlight Homes Arizona, L.L.C., a Delaware limited liability company  
hereafter called the Grantor, hereby conveys to

Steve Louis Di Domenico and Mary Lynn Di Domenico, Husband and Wife and Marjorie Olson, an  
UnMarried Woman, as joint tenants with right of survivorship

the following real property situated in Pinal County, Arizona, together with all rights and privileges  
appurtenant thereto, to wit:

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 binds itself and its successors to warrant the title as against its acts and none other,  
subject to the matters above set forth.

DATED January 15, 2025

**Starlight Homes Arizona, L.L.C., a  
Delaware limited liability company**

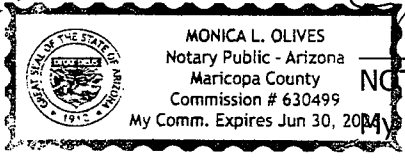
*Tara South*

**By: Tara South, Authorized  
Representative**

3Special Warranty Deed - Escrow No. 77108547

State of Arizona }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2025, by Tara South as Authorized Representative of Starlight Homes Arizona, L.L.C., a Delaware limited liability company.



Monica L. Olives  
NOTARY PUBLIC  
My commission expires: 06-30-26

**BOB**  
**OLIVER**  
**TRUST**  
**DEED**

Exhibit A

Lot 153, of MAGMA RANCH - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 193 and thereafter Affidavit of Correction recorded as 2006-84091 of Official Records.

UNRECORDED



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-83-15306  
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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Starlight Homes Arizona, L.L.C., a Delaware limited liability company  
8655 E. Via de Ventura, Ste F-250  
Scottsdale, AZ 85258

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

Steve Louis Di Domenico and Mary Lynn Di Domenico and Marjorie Olson  
4230 E. University Dr, Apt #110  
Mesa, AZ 85205

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

4. ADDRESS OF PROPERTY:

13142 East Larrea Lane  
Florence, AZ 85132

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

Steve Louis Di Domenico and Mary Lynn Di Domenico and Marjorie Olson  
13142 East Larrea Lane  
Florence, AZ 85132

(b) Next tax payment due October 2025

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 definitions 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.

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2025-003997  
RECORD DATE 01/17/2025

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: \$ 424,990.00

11. DATE OF SALE (Numeric Digits): 12 / 2024  
Month / Year

12. DOWN PAYMENT \$ 7,698.00

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: \_\_\_\_\_

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

Pioneer Title Agency, Inc.  
225 E Germann Road, Ste 270, Gilbert, AZ 85297  
Phone: (480) 857-2100

18. LEGAL DESCRIPTION (attach copy if necessary):

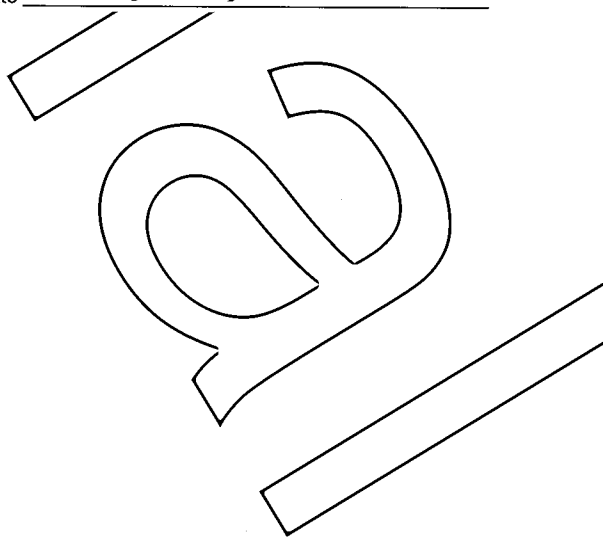
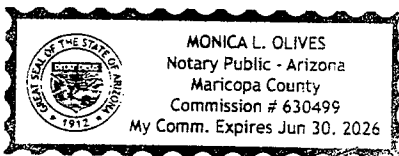
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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.

Jana South  
Signature of Seller / Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 17 day of Jan 2025  
Notary Public Monica L. Olives  
Notary Expiration Date 06-30-26

**SIGNED IN COUNTERPART**  
Signature of Buyer / Agent  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (02/2019)



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**SIGNED IN COUNTERPART**

Signature of Seller / Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

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

Signature of Buyer / Agent Steve Louis Di Domenico  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 16 day of January 2025  
Notary Public Lori K. Havens  
Notary Expiration Date 1-24-26



**EXHIBIT "A"**  
**Legal Description**

Lot 153, of MAGMA RANCH - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 193 and thereafter Affidavit of Correction recorded as 2006-84091 of Official Records.

Not a Public Record