



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 01/29/2025 1251

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-006647

Recording Requested by:
Carefree Title Agency, Inc.

When recorded mail to:
Jay E. Comer and Marta S. Wilmoth
37054 West La Paz Street
Maricopa, AZ. 85138

SPECIAL WARRANTY DEED

Escrow No. PHX-34089-24

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

Meritage Homes of Arizona, Inc., an Arizona Corporation, the GRANTOR

does hereby convey to

Jay E. Comer and Marta S. Wilmoth, husband and wife, the GRANTEE (S),

the following described real property, situated in Pinal County, Arizona with the title being conveyed to the grantee (s):

LOT 8, RANCHO MIRAGE ESTATES PHASE 2 PARCEL 16, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET G, SLIDE 165 AND AFFIDAVIT OF CORRECTION RECORDED AS 2007-068725 OF OFFICIAL RECORDS.

A.P.N. 502-57-5580

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: January 21, 2025

SEE ACCEPTANCE ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Special Warranty Deed – Continued

Meritage Homes of Arizona, Inc., an Arizona corporation

By: Katya Schwallie
Katya Schwallie
Vice President of Finance, West Region

State of Arizona

County of Maricopa

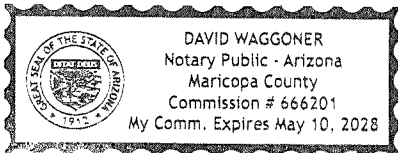
) ss.

On this 27 day of JANUARY, 2025, before me, the undersigned Notary Public, personally appeared Katya Schwallie, as Vice President of Finance, West Region of Meritage Homes of Arizona, Inc., an Arizona corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

David Waggoner
Notary Public

My Commission Expires: MAY 10 2028



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ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

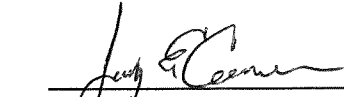
File No.: PHX-34089-24


This Acceptance is to be attached to: Warranty Deed dated by and between Meritage Homes of Arizona, Inc., an Arizona corporation and Jay E. Comer and Marta S. Wilmoth, husband and wife

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: January 21, 2025



Jay E. Comer


Marta S. Wilmoth

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 23 day of JAN, 2025, before me personally appeared Jay E. Comer and ~~Marta S. Wilmoth~~, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]



Notary Public



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of ARIZONA
County of MARICOPA } ss.

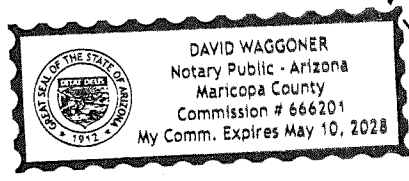
On this the 28 day of JANUARY, 2025, before me,
Day Month Year

DAVID WAGGONER, the undersigned Notary Public,
Name of Notary Public

personally appeared MARTA S. WILMOTH
Name(s) of Signer(s)

- 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 for the purposes therein stated.

WITNESS my hand and official seal.



[Signature]
Signature of Notary Public

DAVID WAGGONER

MAY 10, 2028

(Any Other Required Information
(Printed Name of Notary, Expiration Date; etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-57-5580
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:

Meritage Homes of Arizona, Inc.
18655 North Claref Drive, Suite 400
Scottsdale, AZ 85255

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

Jay E. Comer and Marta S. Wilmoth
10654 Sinclair Dr
Independence, KY 41051

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

4. ADDRESS OF PROPERTY:

37054 West La Paz Street
Maricopa, AZ 85138

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

Jay E. Comer and Marta S. Wilmoth
37054 West La Paz Street
Maricopa, AZ 85138

(b) Next tax payment due October 1, 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 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

Acknowledged before me on this 28 day of JANUARY, 20 25

Notary Public _____

Notary Expiration Date MAY 10, 2028

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-006647
RECORD DATE 01/29/2025

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: \$ 422,990.00

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

12. DOWN PAYMENT \$ 0

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):

Jay E. Comer and Marta S. Wilmoth
37054 West La Paz Street, Maricopa, AZ 85138
Phone: (602) 930-0920

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer Agent _____

State of Arizona County of Maricopa

Acknowledged before me on this 28 day of JANUARY, 20 25

Notary Public _____

Notary Expiration Date MAY 10, 2028

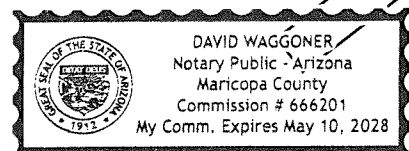
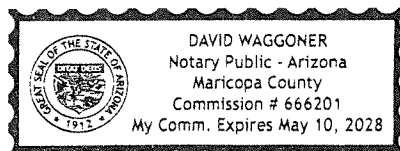


EXHIBIT "A"
Legal Description

LOT 8, RANCHO MIRAGE ESTATES PHASE 2 PARCEL 16, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET G, SLIDE 165 AND AFFIDAVIT OF CORRECTION RECORDED AS 2007-068725 OF OFFICIAL RECORDS.

WORLDWIDE