



DATE/TIME: 02/18/2025 1257

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-011559

Recording Requested by:
Carefree Title Agency, Inc.

When recorded mail to:
Meeta Agarwal, Trustee of The Trust Agreement
MRA 10071952 dated October 24, 2023
2552 East Lantana Drive
Chandler, AZ 85286

SPECIAL WARRANTY DEED

Escrow No. PHX-34592-24

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

Meritage Homes of Arizona, Inc., an Arizona Corporation, the GRANTOR does hereby convey to

Meeta Agarwal, Trustee of The Trust Agreement MRA 10071952 dated October 24, 2023, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee

LOT 166, OF BELLA VISTA TRAILS - UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN PLAT FEE NO. 2023-001919 OF OFFICIAL RECORDS.

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.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

DATED: February 7, 2025

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

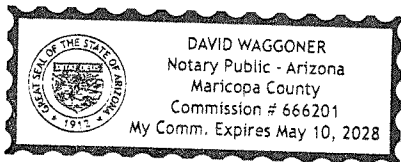
SS.

On this 13 day of FEBRUARY, 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



BENEFICIARY DISCLOSURE

Carefree Title Agency, Inc.
8800 E. Raintree Drive, #165
Scottsdale, AZ 85260

RE:PHX-34592-24

The undersigned, being the Trustee(s) of the The Trust Agreement MRA 10071952, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: MEETA AGARWAL

ADDRESS: 2552 E LANTANA DR, Chandler - AZ - 85286

NAME: RHYMA KUCHHAL

ADDRESS: 2552 E LANTANA DR, Chandler, AZ - 85286

NAME: ARYAN KUCHHAL

ADDRESS: 2552 E LANTANA DR, Chandler, AZ - 85286

The Trust Agreement MRA 10071952 dated October 24, 2023

By: Meeta Agarwal
Meeta Agarwal, Trustee

CRS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-86-1660
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 Claret Drive
Scottsdale, AZ 85255

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

Meeta Agarwal, Trustee
2552 East Lantana Drive
Chandler, AZ 85286

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

4. ADDRESS OF PROPERTY:

3346 East Audrey Drive
San Tan Valley, AZ 85143

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

Meeta Agarwal, Trustee
2552 East Lantana Drive
Chandler, AZ 85286

(b) Next tax payment due October 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.

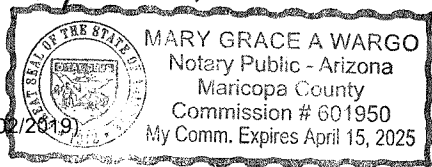
Signature of Seller / Agent

State of Arizona County of Maricopa

Acknowledged before me on this 14th day of February, 2025

Notary Public Mary Grace A. Wargo

Notary Expiration Date April 15, 2025



DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-011559
RECORD DATE 02/18/2025

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: \$ 388,490.00

11. DATE OF SALE (Numeric Digits): 1/25
Month / Year

12. DOWN PAYMENT: \$ 77,698.00

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):

Meeta Agarwal, Trustee
2552 East Lantana Drive, Chandler, AZ 85286
Phone: _____

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 14th day of February, 2025

Notary Public Mary Grace A. Wargo

Notary Expiration Date April 15, 2025

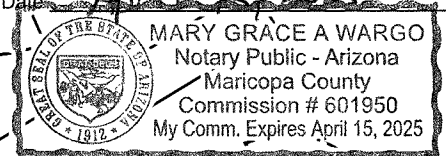


EXHIBIT "A"
Legal Description

LOT 166, OF BELLA VISTA TRAILS - UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN PLAT FEE NO. 2023-001919 OF OFFICIAL RECORDS.

