



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/15/2025 0920
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-029186

Recording Requested by:
Carefree Title Agency, Inc.

When recorded mail to:
Michael Engelmeyer and Penelope
Engelmeyer
37357 West San Clemente Street
Maricopa, AZ 85138

SPECIAL WARRANTY DEED

Escrow No. PHX-37284-25

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

Michael Engelmeyer and Penelope Engelmeyer, 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 47, RANCHO MIRAGE ESTATES PHASE 2 PARCEL 21, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET G, SLIDE 168 AND AFFIDAVIT OF CORRECTION RECORDED AS 2007-068728 OF OFFICIAL RECORDS.

A.P.N. 502-58-1540

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: April 10, 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:

Ryan Johnson
Vice President of Finance, Phoenix Division

State of Arizona

County of Maricopa

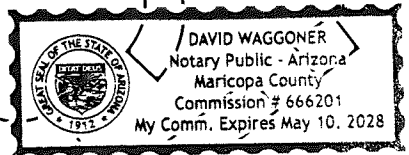
), ss.

On this 11 day of APRIL, 2025, before me, the undersigned Notary Public, personally appeared Ryan Johnson, as Vice President of Finance, Phoenix Division 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



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

File No.: PHX-37284-25

This Acceptance is to be attached to: Warranty Deed dated by and between Meritage Homes of Arizona, Inc., an Arizona corporation and Michael Engelmeyer and Penelope Engelmeyer, 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: April 10, 2025

Michael Engelmeyer
Michael Engelmeyer

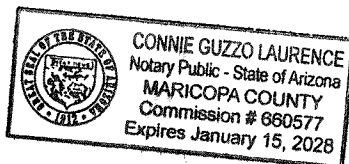
Penelope Engelmeyer
Penelope Engelmeyer

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 11 day of April, 2025, before me personally appeared Michael Engelmeyer and Penelope Engelmeyer, 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]

Connie Guzzo Laurence
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-58-1540
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, Suite 400
Scottsdale, AZ 85255

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

Michael Engelmeyer and Penelope Engelmeyer
3318 West Rose Garden Lane
Phoenix, AZ 85027

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

4. ADDRESS OF PROPERTY:

37357 West San Clemente Street
Maricopa, AZ 85138

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

Michael Engelmeyer and Penelope Engelmeyer
37357 West San Clemente 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 f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
i. Other Use; Specify:
d. 2-4 Plex
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 11 day of April, 2025

Notary Public

Notary Expiration Date 01/15/28

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2025-029186
RECORD DATE 04/15/2025

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: \$ 398,990.00

11. DATE OF SALE (Numeric Digits): 3/2025
Month / Year

12. DOWN PAYMENT \$ 50,000.00

13. METHOD OF FINANCING:

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

\$ 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):

Michael Engelmeyer and Penelope Engelmeyer
37357 West San Clemente Street, Maricopa, AZ 85138
Phone: (623) 418-7313

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 11 day of April, 2025

Notary Public

Notary Expiration Date 01/15/28

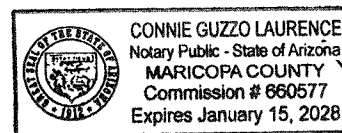
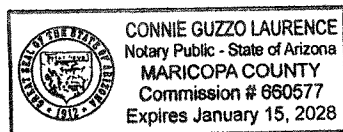


EXHIBIT "A"
Legal Description

LOT 47, RANCHO MIRAGE ESTATES PHASE 2 PARCEL 21, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET G, SLIDE 168 AND AFFIDAVIT OF CORRECTION RECORDED AS 2007-068728 OF OFFICIAL RECORDS.

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