



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 04/24/2025 1145

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-032465

**RECORDING REQUESTED BY:**

Westminster Title Agency

**AND WHEN RECORDED MAIL TO:**

Escrow Number FM91250418

**SPECIAL WARRANTY DEED  
CORPORATE**

For the consideration of Ten Dollars, and other valuable consideration,

**Toll Brothers AZ Limited Partnership, an AZ Limited Partnership  
Conveys to**

**Zoe Boyer, an unmarried woman and Sampson Aber, an unmarried man**

The following real property situated in **Pinal County, Arizona**

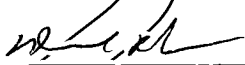
**See attached legal and made a part hereof.**

Subject to the following matters only: The grantor warrants the title against the acts of the grantor only.

EXHIBIT "A"  
(Continued)

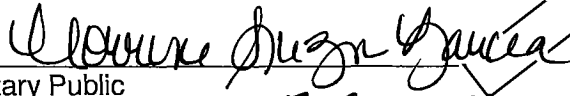
Toll Brothers AZ Limited Partnership, an AZ  
Limited Partnership

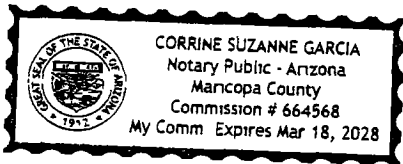
BY: TOLL SOUTHWEST LLC,  
a Delaware limited liability company  
General Partner

By:   
Daniel E. Rhea  
Its: Vice President

State of Arizona  
County of Maricopa

On April 22, 2024, before me, the undersigned Notary Public, personally appeared Daniel E. Rhea as Vice President as authorized signer of TOLL SOUTHWEST LLC a Delaware Corporation, as General Partner of Toll Brothers AZ Limited Partnership, an Arizona LP

  
Notary Public  
My Commission Expires: 3-18-2028



**ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP  
FOR BUYER**

Escrow No.: FM91250418-SC

Zoe Boyer, an unmarried woman and Sampson Aber, an unmarried man each state that  
We are the Grantees, Mortgagees, or Beneficiaries named in the certain Special Warranty Deed.

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

Each of them, individually and jointly as such Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as joint tenants with right of survivorship and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Joint Tenancy" they direct and authorize Escrow Agent to attach this "Acceptance of Joint Tenancy" to the deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with the deed

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Zoe Boyer  
Zoe Boyer

Sampson Aber  
Sampson Aber

State of Arizona  
County of FINAL

This instrument was acknowledged before me on this 23 day of April, 2025, by  
Zoe Boyer and Sampson Aber

Notary Public  
My Commission Expires 10/09/2027

[SEAL]



**RAUL RODRIGUEZ**  
Notary Public - Arizona  
Maricopa Co. / #655325  
Expires 10/09/2027

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 509-04-8390**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS

LOT 1162 OF THE PRESERVE AT SAN TAN - UNIT 2A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO 2020-131587 AND AFFIDAVIT OF CORRECTION RECORDED JANUARY 29, 2021 IN FEE NO. 2021-011457.

NOFFICE

# AFFIDAVIT OF PROPERTY VALUE

## 1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 509-04-8390  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

## 2 SELLER'S NAME AND ADDRESS

Toll Brothers AZ Limited Partnership, an Arizona Limited Partnership

8767 E Via De Ventura, Ste 390  
Scottsdale, AZ 85258

## 3 (a) BUYER'S NAME AND ADDRESS

Zoe Boyer and Sampson Aber  
4014 W Talc Dr  
San Tan Valley, AZ 85142

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

If Yes, state relationship

## 4 ADDRESS OF PROPERTY

3224 W Garnet St  
San Tan Valley, AZ 85144

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

Zoe Boyer  
3224 W Garnet St  
San Tan Valley, AZ 85144

(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) [Signature]  
State of AZ, County of Maricopa  
Subscribed and sworn to before me this 24 day of April, 2025  
Notary Public [Signature]  
Notary Expiration Date 5/15/2026

DOR FORM 82162 (02/2019)  
**STEVEN COUNCE**  
Notary Public - Arizona  
Maricopa Co. / #627658  
Expires 05/15/2026



## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2025-032465  
RECORD DATE 04/24/2025

## 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: \$ 487,000 00

11 DATE OF SALE (Numeric Digits) 03 / 2025  
Month / Year

12 DOWN PAYMENT \$ 8,821 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)

Buyer and Seller Herein

## 18 LEGAL DESCRIPTION (attach copy if necessary) SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent [Signature]  
State of Arizona, County of PINAL  
Subscribed and sworn to before me this 23 day of April, 2025  
Notary Public [Signature]  
Notary Expiration Date 10/09/2027



**RAUL RODRIGUEZ**  
Notary Public - Arizona  
Maricopa Co. / #655325  
Expires 10/09/2027

**LEGAL DESCRIPTION**

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