



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 04/28/2025 1432

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-033610

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Ubaldo Berumen Berumen
47716 West Cansados Road
Maricopa, AZ 85139

SPECIAL WARRANTY DEED

Escrow No. **435-6350306 (kk)**

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

Starlight Homes Arizona LLC, a Delaware limited liability company, the GRANTOR does hereby convey to

Ubaldo Berumen Berumen and Savanna Marie Berumen, husband and wife, the GRANTEE

The following described real property situate in **Pinal County, Arizona** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 123, OF AMARILLO CREEK UNIT 1, PARCEL 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET G, SLIDE 78.

Subject To: Existing taxes, assessments, 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 24, 2025

Warranty Deed - continued

Starlight Homes Arizona LLC, a Delaware limited liability company

By: [Signature]
Name: Jerald De Los Santos
Title: Finance Manager

STATE OF AZ

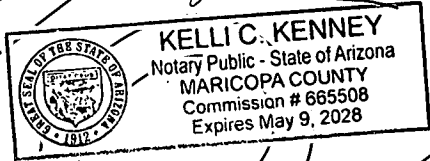
County of Maricopa

On April 25, 2025 before me, the undersigned Notary Public, personally appeared **Jerald De Los Santos**, 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 in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 5/9/28

[Signature]
Notary Public



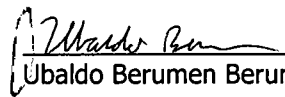
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **04/24/2025** by and between **Starlight Homes Arizona LLC** and **Ubaldo Berumen Berumen and Savanna Marie Berumen**.

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: **04/24/2025**


Ubaldo Berumen Berumen


Savanna Marie Berumen

STATE OF **AZ**)
County of **MARICOPA**) ss.

On Apr 25 2025, before me, the undersigned Notary Public, personally appeared **Ubaldo Berumen Berumen and Savanna Marie Berumen**, 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 in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 3-3-2029

Notary Public
JEFF BROWN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 679356
Expires March 3, 2029



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL-IDENTIFICATION NUMBER(S)

Primary Parcel: 510-84-4310
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 LLC
8655 East Via de Ventura Suite F-250
Scottsdale, AZ 85258

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

Ubaldo Berumen Berumen and Savanna Marie Berumen
47716 West Cansados Road
Maricopa, AZ 85139

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

47716 West Cansados Road
Maricopa, AZ 85139

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

Ubaldo Berumen Berumen and Savanna Marie Berumen
47716 West Cansados Road
Maricopa, AZ 85139

(b) Next tax payment due 10/25

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. Agriculture
- 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

Subscribed and sworn to before me on this 25 day of APRIL 20 25

Notary Public _____

Notary Expiration Date _____

25

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-033610
RECORD DATE 04/28/2025

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: \$ 308,990.00 00

11. DATE OF SALE (Numeric Digits): 03/25
Month/Year

12. DOWN PAYMENT \$ 5,597.00 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: \$ 0.00 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):

Ubaldo Berumen Berumen and Savanna Marie Berumen
47716 West Cansados Road
Maricopa, AZ 85139

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 123, OF AMARILLO CREEK UNIT 1, PARCEL 4, (G / 78)

Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25 day of APRIL 20 25

Notary Public _____

Notary Expiration Date _____



JEFF BROWN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 679358
Expires March 3, 2029