



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 10/31/2025 1137

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-088660

Recording Requested by:  
Carefree Title Agency, Inc.

When recorded mail to:  
Morris Meyer Liebschutz and Audrey  
Liebschutz  
20535 North Anniversary Drive  
Maricopa, AZ 85138

## SPECIAL WARRANTY DEED

Escrow No. TUC-45641-25

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

**Morris Meyer Liebschutz and Audrey Liebschutz, 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 82, OF PROVINCE PARCEL 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NUMBER 2021-104107 AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NUMBER 2022-097572.

EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED AS DOCKET 42, PAGE 24, RECORDS OF PINAL COUNTY.

A.P.N. 512-11-9340

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: October 28, 2025

SEE ACCEPTANCE ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

+Special Warranty Deed – Cont'

Meritage Homes of Arizona, Inc., an Arizona corporation

By:

Mandy Zénan, Finance Manager

State of Arizona

County of Pima

), ss.

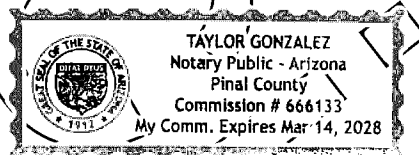
On this 31 day of October, 2025, before me, the undersigned Notary Public, personally appeared Mandy Zénan, Finance Manager of Meritage Homes of Arizona, Inc., an Arizona corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed 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.

Notary Public

My Commission Expires:

3/14/2028



# ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

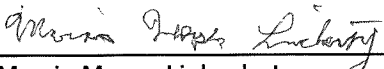
File No.: TUC-45641-25

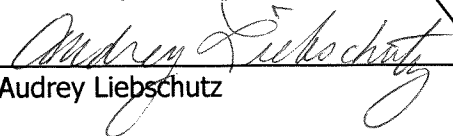
This Acceptance is to be attached to: Warranty Deed dated by and between Meritage Homes of Arizona, Inc., an Arizona corporation and Morris Meyer Liebschutz and Audrey Liebschutz, husband and wife.

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: October 28, 2025

  
\_\_\_\_\_  
Morris Meyer Liebschutz

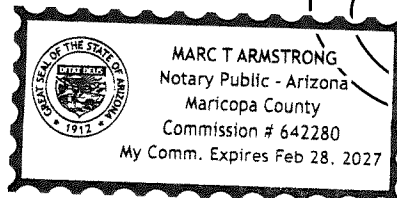
  
\_\_\_\_\_  
Audrey Liebschutz

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this 29 day of October, 2025, before me personally appeared Morris Meyer Liebschutz and Audrey Liebschutz, 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



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-11-9340  
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.  
5326 North La Cholla Boulevard  
Tucson, AZ 85705

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

Morris Meyer Liebschutz and Audrey Liebschutz  
6361 Stevenson Street  
Shawnee, KS 66218

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

4. ADDRESS OF PROPERTY:

20535 North Anniversary Drive  
Maricopa, AZ 85138

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

Morris Meyer Liebschutz and Audrey Liebschutz  
20535 North Anniversary Drive  
Maricopa, AZ 85138

(b) Next tax payment due March 1, 2026

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.

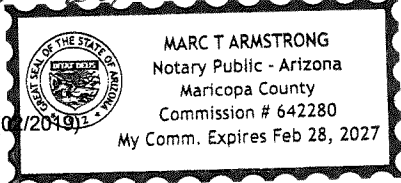
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE-DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
State of Arizona County of Maricopa

Acknowledged before me on this 29 day of Oct, 2025

Notary Public \_\_\_\_\_

Notary Expiration Date 02/28/2027



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2025-088660  
RECORD DATE 10/31/2025

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: \$ 334,000.00

11. DATE OF SALE (Numeric Digits): 9, 2025  
Month / Year

12. DOWN PAYMENT \$ 76,000.00

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):

Morris Meyer Liebschutz and Audrey Liebschutz  
20535 North Anniversary Drive, Maricopa, AZ 85138  
Phone: (913) 314-1354

18. LEGAL DESCRIPTION (attach copy if necessary):

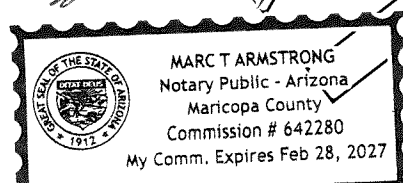
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona County of Maricopa

Acknowledged before me on this 29 day of Oct, 2025

Notary Public \_\_\_\_\_

Notary Expiration Date 02/28/2027



**EXHIBIT "A"**  
**Legal Description**

LOT 82, OF PROVINCE PARCEL 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NUMBER 2021-104107 AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NUMBER 2022-097572.

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PROFFERS