



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 02/06/2026 1618  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2026-009741

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
The Zhou and Xing Family Trust, dated October 31, 2021  
2304 Buena Vista Avenue  
Belmont, CA 94002

### SPECIAL WARRANTY DEED

Escrow No. 435-6382037 (rtk)

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

**Beazer Homes Sales, Inc, a Delaware corporation,** the GRANTOR does hereby convey to

**Jianjun Zhou and Yan Xing, Trustees of The Zhou and Xing Family Trust, dated October 31, 2021,** 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 25, OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 22, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET G OF MAPS, SLIDE 169 AND AFFIDAVIT OF CORRECTION RECORDED AS 2007-068729 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.

DATED: February 03, 2026

**Beazer Homes Sales, Inc., a Delaware corporation**

**Michal Ruff - Vice President - West Region**

STATE OF Arizona

County of Maricopa

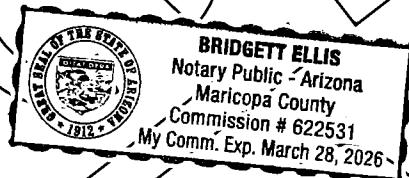
ss.

On 2/4/20 before me, the undersigned Notary Public, personally appeared **Michal Ruff**, 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 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:

Notary Public



File No.: 435-6382037 (KR)  
A.P.N.: 502-58-1960

Warranty Deed - continued

BENEFICIARY DISCLOSURE

February 03, 2026

First American Title Insurance Company  
8601 N Scottsdale Road, Suite 135  
Scottsdale, AZ 85253

RE: Escrow No. 435-6382037

The undersigned, being the Trustee(s) of the The Zhou and Xing Family Trust, dated October 31, 2021, 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: Jianjun Zhou

ADDRESS: 2304 Buena Vista Ave, Belmont, CA, 94002


NAME: Yan Xing

ADDRESS: 2304 Buena Vista Ave, Belmont, CA, 94002

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

The Zhou and Xing Family Trust, dated October 31, 2021

  
\_\_\_\_\_  
Jianjun Zhou, Trustee

  
\_\_\_\_\_  
Yan Xing, Trustee

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-58-1960  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Beazer Homes Sales, Inc  
1130 North Alma School Road Suite 110  
Mesa, AZ 85201

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

The Zhou and Xing Family Trust, dated October 31, 2021  
37567 West Patterson Street  
Maricopa, AZ 85138

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

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

37567 West Patterson Street  
Maricopa, AZ 85138

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

The Zhou and Xing Family Trust, dated October 31, 2021

37567 West Patterson Street

Maricopa, AZ 85138

(b) Next tax payment due 4/26

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 4 day of FEB 20 2 6

Notary Public

Notary Expiration Date

26

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2026-009741  
 RECORD DATE 02/06/2026

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: \$270,990.00 **00**

11. DATE OF SALE (Numeric 0 1 / 2 6 Digits): Month/Year

12. DOWN PAYMENT \$270,990.00 **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: \$ 00 AND

briefly describe the Personal Property: N/A

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):

The Zhou and Xing Family Trust, dated October 31, 2021  
37567 West Patterson Street  
Maricopa, AZ 85138

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 25, OF RANCHO MIRAGE ESTATES PHASE 2 PARCEL 22, (CABINET G / SLIDE 169)

Signature of Buyer / Agent

State of Arizona, County of San Mateo

Subscribed and sworn to before me on this 3 day of FEB 20 2 6

Notary Public

Notary Expiration Date

8/28/26

