



DATE/TIME: 01/15/2013 1547

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-003782

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Ryan Flanagan and Keiara Flanagan  
42582 West Monteverde Drive  
Maricopa, AZ 85138



*1/27B*

JAN 15 2013 **SPECIAL WARRANTY DEED**

File No. **435-5522198 (kce)**

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

**LGI Homes - Glennwilde, L.L.C., an Arizona limited liability company**, the GRANTOR does hereby convey to

**Ryan Flanagan and Keiara Flanagan, husband and wife**, the GRANTEE

the following described property situate in **Pinal County, Arizona**:

**LOT 53, OF FINAL PLAT OF PARCEL 7 AT GLENNWILDE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 185 AND AFFIDAVIT OF CORRECTION RECORDED AS 2006-061217 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: January 11, 2013

LGI Homes - Glennwilde, L.L.C., an Arizona  
limited liability company

By: *Troy Norton*  
Authorized Signer

File No.: **435-5522198 (kce)**  
A.P.N.: **512-41-0530 4**

Warranty Deed - continued

STATE OF AZ )  
 )ss.  
County of Pinal )

On 14 January 2013, before me, the undersigned Notary Public, personally appeared Tracy Norton, 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: 14 Nov 15

  
Notary Public



### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **01/11/2013** by and between **LGI Homes - Glennwilde, L.L.C. and Ryan Flanagan and Keiara Flanagan.**

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: **01/11/2013**

  
\_\_\_\_\_  
Ryan Flanagan

  
\_\_\_\_\_  
Keiara Flanagan

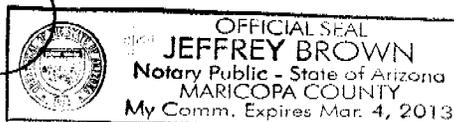
STATE OF **AZ** )  
 ) ss.  
County of **Pinal** )

On Jan 14 2013 before me, the undersigned Notary Public, personally appeared **Ryan Flanagan and Keiara Flanagan**, 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: 3-11-2013

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



# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 512-41-0530 4  
 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:

LGI Homes - Glennwilde, L.L.C.  
1450 Lake Robbins Drive Suite 430  
The Woodlands, TX 77380

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

Ryan Flanagan and Keiara Flanagan  
  
42582 West Monteverde Drive  
Maricopa, AZ 85138

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

## 4. ADDRESS OF PROPERTY:

42582 West Monteverde Drive  
Maricopa, AZ 85138

## 5. MAIL TAX BILL TO:

Ryan Flanagan and Keiara Flanagan  
  
42582 West Monteverde Drive  
Maricopa, AZ 85138

## 6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- |  |  |
|--|--|
| a. <input type="checkbox"/> Vacant land                        | f. <input type="checkbox"/> Commercial or Industrial Use   |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agriculture  |
| c. <input type="checkbox"/> Condo or Townhouse                 | h. <input type="checkbox"/> Mobile or manufactured Home<br><input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex                           | i. <input type="checkbox"/> Other Use; Specify: _____  |
| e. <input type="checkbox"/> 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:

- To be used as a primary residence.  Owner occupied, not a primary residence.  
 To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence" or "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

## 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- |  |   |
|--|---|
| a. <input type="checkbox"/> Warranty Deed                    | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input checked="" type="checkbox"/> Joint Tenancy Deed    | f. <input type="checkbox"/> Other: _____          |

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 Pinal Maricopa  
 Subscribed and sworn to before me on this 15 day of Jan 20 13  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 14 Nov 15

DOR FORM 82162 (08/2012)



## FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 01/15/2013 1547

FEE NUMBER: 2013-003782

10. SALE PRICE: \$ 151,900 00

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

12. DOWN PAYMENT \$ 0 00

## 13. METHOD OF FINANCING:

- |  |  |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price)      | e. <input checked="" type="checkbox"/> New loan(s) from Financial institution: |
| b. <input type="checkbox"/> Barter or trade                | (1) <input checked="" type="checkbox"/> Conventional                           |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA  |
| d. <input type="checkbox"/> Seller Loan (Carryback)        | (3) <input type="checkbox"/> FHA   |
|  | f. <input checked="" type="checkbox"/> Other financing; Specify: <u>RHS</u>    |

## 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:

## 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):

First American Title Insurance Company  
8601 North Scottsdale Road, Suite 135  
Scottsdale, AZ 85253  
435-5522198 (kce) Phone (480)612-9000

## 18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 53, of RIVER BIRCH PARCEL 7 AT GLENNWILDE (E / 185)

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona \_\_\_\_\_, County of Pinal  
 Subscribed and sworn to before me on this 14 day of Jan 20 13  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date July 2013

