



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested by:
First American Title Insurance Company

DATE/TIME: 08/27/2013 1121

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-070163

When recorded mail to:
Edwin Coffey
10473 East Verbina Lane
Florence, AZ 85132



2/3

SPECIAL WARRANTY DEED

File No. 435-5575753 (kce)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,
LGI Homes - Arizona, LLC, an Arizona limited liability company, the GRANTOR does hereby convey to
Edwin Coffey, an unmarried man, the GRANTEE

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

LOT 19, MAGMA RANCH I - UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F OF MAPS, SLIDE 48.

EXCEPT 1/2 ALL OIL, GAS, AND MINERALS AS RESERVED IN DOCKET 26, PAGE 533.

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: August 21, 2013

Warranty Deed - continued

LGI Homes - Arizona, LLC, an Arizona limited liability company



By: Tracy Norton,
Authorized Signor

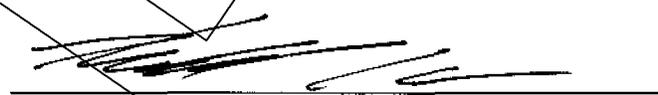
STATE OF Arizona

County of Maricopa

On 22 Aug 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



(Large diagonal watermark text: "UNRECORDED")

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-39-1190 1
 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 - Arizona, LLC
 11445 East Via Linda Suite 2196
 Scottsdale, AZ 85259

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

Edwin Coffey
 10473 East Verbina Lane
 Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:

10473 East Verbina Lane
 Florence, AZ 85132

5. MAIL TAX BILL TO:

Edwin Coffey
 10473 East Verbina Lane
 Florence, AZ 85132

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:

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. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. 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 23 day of Aug 20 17
 Notary Public _____
 Notary Expiration Date 14 Nov 15

DOR FORM 82162 (08/2012)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 08/27/2013 1121

FEE NUMBER: 2013-070163

10. SALE PRICE: \$ 149,900 00

11. DATE OF SALE (Numeric Digits): 8 / 7 / 13
 Month/Year

12. DOWN PAYMENT \$ 0 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: RHS

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
 435-5575753 (kce) Phone (480)612-9000

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 19, of MAGMA RANCH I - UNIT 1 (Cabinet F / Slide 48)

Signature of Buyer / Agent _____
 State of Arizona _____, County of Pinal

Subscribed and sworn to before me on this 23 day of Aug 20 13
 Notary Public _____
 Notary Expiration Date 3-4-2017

