

3/2



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

K. HOVNANIAN HOMES  
ATTN: CHAD FULLER  
20830 N. TATUM BLVD, NO 250  
PHOENIX, AZ 85050

DATE/TIME: 11/01/2013 1312  
FEE: \$11.00  
PAGES: 3  
FEE NUMBER: 2013-086776



ESCROW NO.: C1306836 - 317 - AC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned,

**BELCARA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, and WILLIS IRA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, (the "Grantor"), hereby grants, sells, and conveys to**

**K. HOVNANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (the "Grantee"),**

That certain real property described on Exhibit "A" attached hereto and incorporated herein by this reference, together with (a) all buildings, structures, and improvements located thereon; (b) all development rights and credits, air rights, water, water rights, and water stock relating thereto; (c) all right, title, and interest of Grantor in and to all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto; (d) minerals, oil, gas, and other hydrocarbon substances therein, thereunder, or that may be produced therefrom; and (e) any other rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining thereto or used in connection therewith;

**SUBJECT ONLY TO current taxes and assessments not yet delinquent, reservations in patents, easements, rights of way, and all covenants, conditions, and restrictions and other matters as may appear of record.**

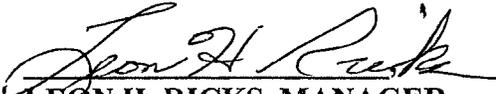
**AND GRANTOR hereby binds itself and its successors and assigns to warrant and defend the title against all of the acts of Grantor and no other, subject only to the matters set forth above. Furthermore, Grantor hereby assigns, transfers, and conveys to Grantee a non-exclusive interest in any and all rights, remedies, and warranties acquired by Grantor from Grantee's predecessors in title.**

**IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of 23<sup>rd</sup> day of October, 2013.**

**Grantor(s):**

**BELCARA LLC, AN ARIZONA LIMITED LIABILITY COMPANY**

**BY:**

  
**LEON H. RICKS, MANAGER**

**WILLIS IRA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**

**BY:**

  
**C. DALE WILLIS, JR., MANAGER**

**NOTARY ACKNOWLEDGEMENT(S) TO SPECIAL WARRANTY DEED**

State of Arizona } ss:  
County of Maricopa

The foregoing document was acknowledged before me this 23 day of Oct 2013  
by LEON H. RICKS, MANAGER OF BELCARA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

(Seal)

Notary Public

My commission expires: 1-10-2017



**ALAN COSTLEY**  
Notary Public - Arizona  
Maricopa County  
Expires 01/10/2017

State of Arizona } ss:  
County of Maricopa

The foregoing document was acknowledged before me this 24 day of Oct 2013  
by C. DALE WILLIS, JR., MANAGER OF WILLIS IRA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

(Seal)

Notary Public

My commission expires: 1-10-2017



**ALAN COSTLEY**  
Notary Public - Arizona  
Maricopa County  
Expires 01/10/2017

Escrow No. C1306836-317-AC

**LEGAL DESCRIPTION**

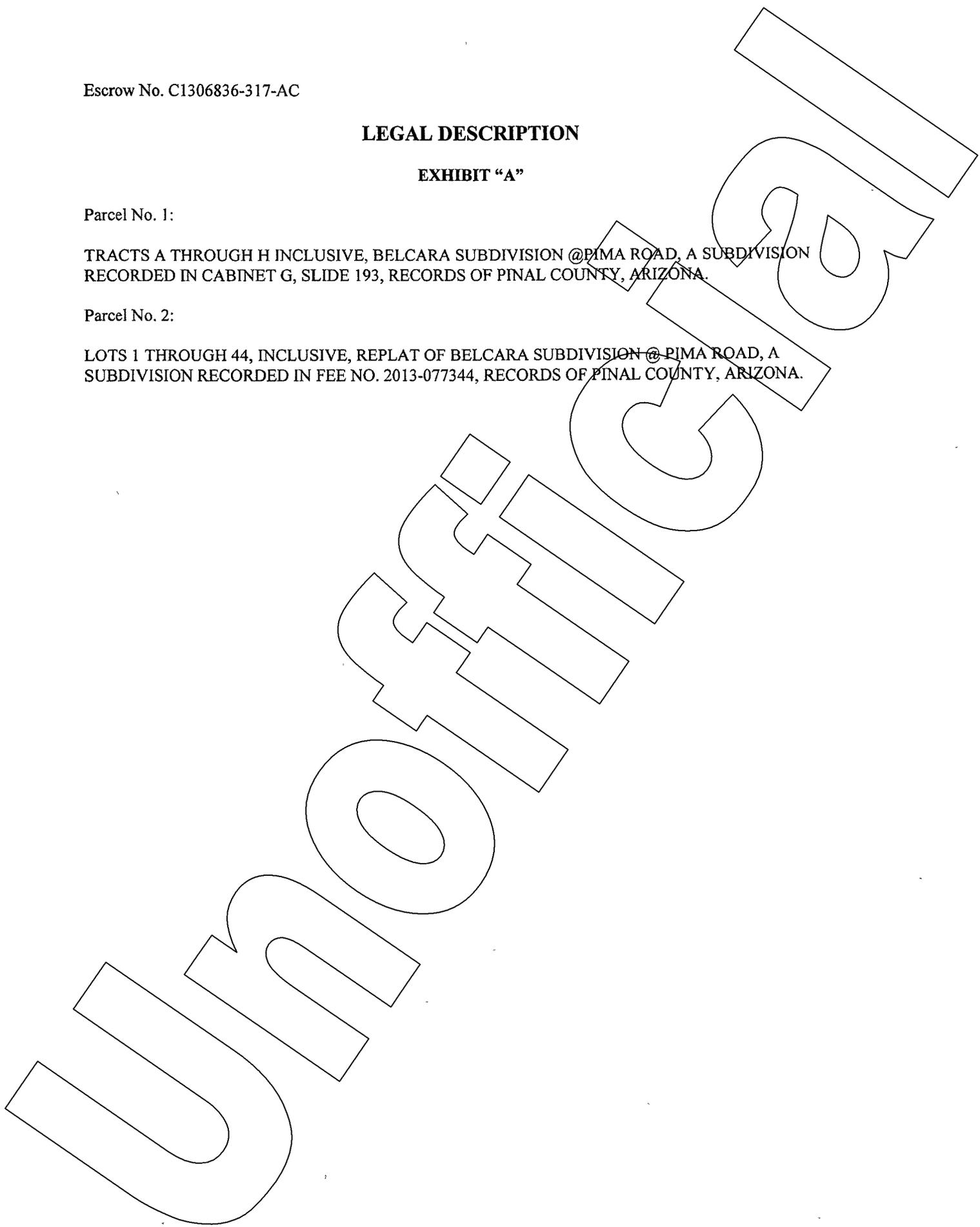
**EXHIBIT "A"**

Parcel No. 1:

TRACTS A THROUGH H INCLUSIVE, BELCARA SUBDIVISION @PIMA ROAD, A SUBDIVISION RECORDED IN CABINET G, SLIDE 193, RECORDS OF PINAL COUNTY, ARIZONA.

Parcel No. 2:

LOTS 1 THROUGH 44, INCLUSIVE, REPLAT OF BELCARA SUBDIVISION @ PIMA ROAD, A SUBDIVISION RECORDED IN FEE NO. 2013-077344, RECORDS OF PINAL COUNTY, ARIZONA.



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

|                 |                    |     |        |       |
|-----------------|--------------------|-----|--------|-------|
| Primary Parcel: | 104-24-325 THRU372 |     |        |       |
|                 | 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.

BELCARA LLC, AN ARIZONA LIMITED LIABILITY COMPANY,  
WILLIS IRA, LLC  
6053 E UNIVERSITY DR  
MESA, AZ 85205

3 (a) BUYER'S NAME AND ADDRESS:

K HOVNIANIAN GREAT WESTERN HOMES LLC, AN ARIZONA  
LIMITED LIABILITY COMPANY  
20830 N TATUM BLVD NO 250  
PHOENIX, AZ 85050

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

4. ADDRESS OF PROPERTY:

belcara lots  
QUEEN CREEK, AZ

5 MAIL TAX BILL TO:

K HOVNIANIAN GREAT WESTERN HOMES LLC, AN ARIZONA  
LIMITED LIABILITY COMPANY  
20830 N TATUM BLVD NO 250  
PHOENIX, AZ 85050

6. PROPERTY TYPE (for Primary Parcel) NOTE: Check Only One Box

- |  |   |
|--|---|
| a <input checked="" type="checkbox"/> Vacant Land  | f <input type="checkbox"/> Commercial or Industrial Use   |
| b <input type="checkbox"/> Single Family Residence | g <input type="checkbox"/> Agricultural   |
| 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 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 AZ County of Maricopa  
Subscribed and sworn to before me on this 23 day of Oct 2013

Notary Public \_\_\_\_\_  
Notary Expiration Date 1-10-2017



ALAN COSTLEY  
Notary Public - Arizona  
Maricopa County  
Expires 01/10/2017

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL  
FEE NO. 2013-086776  
RECORD DATE 11/01/2013

10 SALE PRICE: \$ 3,772,000.00

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

12. DOWN PAYMENT \$ 3772000.00

13 METHOD OF FINANCING

- a.  Cash (100% of Sale Price) e  New loan(s) from financial institution.  
b.  Barter or trade (1)  Conventional  
(2)  VA  
c.  Assumption of existing loan(s) (3)  FHA  
f.  Other financing, Specify: \_\_\_\_\_  
d.  Seller Loan (Carryback)

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 NA

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)

K HOVNIANIAN GREAT WESTERN HOMES LLC, AN  
ARIZONA LIMITED LIABILITY COMPANY  
20830 N TATUM BLVD NO 250, PHOENIX, AZ 85050

18 LEGAL DESCRIPTION (attach copy if necessary)

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

Signature of Buyer / Agent \_\_\_\_\_

State of AZ County of Maricopa  
Subscribed and sworn to before me on this 1 day of Nov 2013

Notary Public \_\_\_\_\_  
Notary Expiration Date 1-10-2017



GEORGIA C. TALBOT  
Notary Public - Arizona  
Maricopa County  
Expires on 06/04/2014

Escrow No. C1306836-317-AC

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