OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 07/02/2014 1451
FEE: $11.00
PAGES: 2
FEE NUMBER: 2014-038419

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Hilary R. Coleman
1626 West Desert Spring Way
San Tan Valley, AZ 85142

3/4

SPECIAL WARRANTY DEED

File No. **435-5618567** (**cab**)

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

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

Hilary R. Coleman, an unmarried woman, the GRANTEE

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

LOT 1015, MORNING SUN FARMS UNIT 4A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN DOCUMENT NO. 2011-56705.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA

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: July 1, 2014

Unofficial

Beazer Homes Sales, Inc., a Delaware corporation

Timothy Little, President, Division-Phoenix

STATE OF Arizona)
)ss.
County of Maricopa)

On July 2, 2014, before me, the undersigned Notary Public, personally appeared **Timothy Little**, 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

OFFICIAL SEAL
CINDY A. BRUCE
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Aug. 1, 2014

Unofficial

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 07/02/2014 1451
FEE NUMBER: 2014-038419

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 509-98-225 - _____
BOOK MAP PARCEL SPLIT
Does this sale include any parcels that are being split / divided?
Check one: Yes [ ] No [X]
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:
Beazer Home Sales, Inc
1600 North Desert Drive Suite 301
Tempe, AZ 85281

3. (a) BUYER'S NAME AND ADDRESS:
Hilary R. Coleman
1626 West Desert Spring Way
San Tan Valley, AZ 85142

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

4. ADDRESS OF PROPERTY:
1626 West Desert Spring Way
San Tan Valley, AZ 85142

5. MAIL TAX BILL TO:
Hilary R. Coleman
1626 West Desert Spring Way
San Tan Valley, AZ 85142

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box
a. [ ] Vacant land
b. [X] 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:
[x] 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. [X] Special Warranty Deed
c. [ ] Joint Tenancy Deed
d. [ ] Contract or Agreement
e. [ ] Quit Claim Deed
f. [ ] Other:

10. SALE PRICE: $ 198,668.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 1 4
Month/Year

12. DOWN PAYMENT $ 1626.15 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. [X] New loan(s) from Financial institution:
(1) [X] 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 [X]
(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 [x]
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
435-5618567 (cab) Phone (480)612-9000

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 1015, of MORNING SUN FARMS UNIT 4A (2011-56705)

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

Signature of Seller / Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 2ND day of July 20 14
Notary Public Angela Yaskowitz
Notary Expiration Date

Signature of Buyer / Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 2ND day of July 20 14
Notary Public Angela Yaskowitz
Notary Expiration Date

DOR FORM 82162 (08/2012)

ANGELA M. YASKOWITZ
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Feb. 9, 2018

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