

OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

**RECORDING REQUESTED BY:**

Fidelity National Title Agency

**AND WHEN RECORDED MAIL TO:**

**Michael B. Robinson  
42039 W Somerset Drive  
Maricopa, AZ 85138**

DATE/TIME: 08/26/2015 1253

FEE: \$17.00

PAGES: 5

FEE NUMBER: 2015-055602



ESCROW NO.: 94003794-094-AR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration,

**Richmond American Homes of Arizona, Inc., a Delaware corporation**

conveys to

**Michael B. Robinson and Holly L. Robinson, Husband and Wife**

the following real property situated in **Pinal County, Arizona:**

**See Exhibit A attached hereto and made a part hereof.**

**SUBJECT TO:** Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth..

Dated: June 8, 2015

**Grantor(s):**

**Richmond American Homes of Arizona,  
Inc., a Delaware corporation**

  
**Michael Iles. Cremieux, Division President**

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona } ss:  
County of Maricopa

The foregoing document was acknowledged before me this 8<sup>TH</sup> day of June 2015

by Michael Iles. Cremieux, Division President of Richmond American Homes of Arizona, Inc., a Delaware corporation

(Seal)

My commission expires:

9-17-2016

[Signature]  
Notary Public



LUZ A. RODRIGUEZ  
Notary Public - Arizona  
Maricopa County  
Expires on 09/17/2016

Escrow No.: 94003794-094-AR

**EXHIBIT "A"**  
**Legal Description**

Lot 26, Ironwood Parcel 3 at Glennwilde, according to Cabinet E of Maps, page 181, records of Pinal County, Arizona.

ESCROW NO.: 94003794 094 AR

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"**

**Michael B. Robinson and Holly L. Robinson, Husband and Wife**, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated June 8, 2015, and executed by **Richmond American Homes of Arizona, Inc., a Delaware corporation** as Grantors, to **Michael B. Robinson and Holly L. Robinson, Husband and Wife** as Grantees, and which conveys the real property described as:

**See Exhibit A attached hereto and made a part hereof.**

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

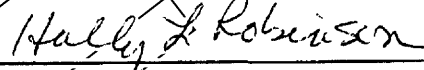
Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: August 11, 2015

**GRANTEES:**



Michael B. Robinson



Holly L. Robinson

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH  
RIGHT OF SURVIVORSHIP "DEED"**

State of Arizona } ss:  
County of Maricopa

The foregoing document was acknowledged before me this 25<sup>th</sup> day of AUGUST 2015  
by Michael B. Robinson and Holly L. Robinson



BRANDY MOODY  
Notary Public - Arizona  
Maricopa County  
Expires 01/14/2017

My commission expires: 01-14-17

  
Notary Public

Escrow No.: 94003794-094-AR

**EXHIBIT "A"**  
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**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: **512-40-2430**  
 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:**

Richmond American Homes of Arizona, Inc.  
16427 N Scottsdale Rd, #175  
Scottsdale, AZ 85254

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

Michael B. Robinson  
19548 N. Sandalwood Drive  
Maricopa, AZ 85138

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

**4. ADDRESS OF PROPERTY:**

42039 W Somerset Drive  
Maricopa, AZ 85138

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

Michael B. Robinson  
42039 W Somerset Drive  
Maricopa, AZ 85138

(b) Next tax payment due 10-01-2015

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

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
 b. ☒ Single Family Residence g. ☐ Agricultural  
 c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home  
     ☐ Affixed ☐ Not Affixed  
 d. ☐ 2-4 Plex i. ☐ Other Use; Specify: \_\_\_\_\_  
 e. ☐ 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:**

- 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.**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 08/26/2015 1253

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

- a. ☐ Warranty Deed d. ☐ Contract or Agreement  
 b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed  
 c. ☐ Joint Tenancy Deed f. ☐ Other: \_\_\_\_\_

10. SALE PRICE: \$ **213,621.00**

11. DATE OF SALE (Numeric Digits): **04 / 2015**  
 Month / Year

12. DOWN PAYMENT \$ **3,870.00**

**13. METHOD OF FINANCING:**

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

Michael B. Robinson  
42039 W Somerset Drive  
Maricopa, AZ 85138  
 Phone: \_\_\_\_\_

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

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

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 25 day of AUGUST, 2015

Notary Public

Notary Expiration Date 01-14-17

Signature of Buyer / Agent

State of ARIZONA County of MARICOPA

Subscribed and sworn to before me on this 26th day of AUGUST, 2015

Notary Public

Notary Expiration Date 01-14-17



**BRANDY MOODY**  
 Notary Public - Arizona  
 Maricopa County  
 Expires 01/14/2017



**BRANDY MOODY**  
 Notary Public - Arizona  
 Maricopa County  
 Expires 01/14/2017

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