



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Recording requested by:  
DHI TITLE AGENCY

When Recorded Return To:  
**Karina Lemus**  
4898 East Iolite Street  
San Tan Valley, AZ 85143

DATE/TIME: 03/30/2016 1610

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2016-019156



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 270-150701276

**CORPORATION  
SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: THAT

**D.R. Horton, Inc. , a Delaware corporation**

for consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, the GRANTOR herein, does hereby convey to

**Karina Lemus, a single woman**

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

Lot 847, THE VILLAGE AT COPPER BASIN UNIT 5B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2013-074919, and Affidavit of Correction recorded in Fee No. 2015-060349;

EXCEPTING THEREFROM all minerals and substances, and the associated rights, as described and conveyed in that certain instrument recorded at Fee No. 2007-036588, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

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

And the GRANTOR does warrant the title against all acts of Grantor, subject to the matters above set forth.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be signed by the undersigned officer.

**SPECIAL WARRANTY DEED**

(Continued)

Dated this 30 day of May, 14.

**D.R. Horton, Inc., a Delaware Corporation**

BY: Tanya Kuebler

**Authorized Representative**

STATE OF ARIZONA

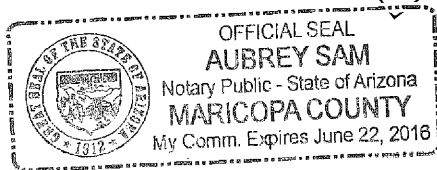
COUNTY OF MARICOPA

On this 30th day of May, 2016, before me, the undersigned, a Notary Public, personally appeared TANYA KUEBLER, who acknowledged themselves to be the Authorized Representative of D.R. Horton, Inc., a Delaware Corporation, and that they, being authorized so to do, executed this instrument for the purposes therein contained, by signing the name of the corporation by themselves as such representative.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:



# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: **210-84-84805**

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? 0

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

**D.R. Horton, Inc.**

**20410 North 19th Avenue, Suite 100**

**Phoenix, AZ 85027**

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

**Karina Lemus**

**3939 West Windmill Boulevard #1123**

**Chandler, AZ 85226**

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

## 4. ADDRESS OF PROPERTY:

**4898 East Iolite Street**

**San Tan Valley, AZ 85143**

## 5. MAIL TAX BILL TO:

**Karina Lemus**

**4898 East Iolite Street**

**San Tan Valley, AZ 85143**

## 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 checked="" type="checkbox"/> Agricultural                   |
| c. <input type="checkbox"/> Condo or Townhouse                 | h. <input type="checkbox"/> Mobile or Manufactured Home               |
| d. <input type="checkbox"/> 2-4 Plex                           | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| e. <input type="checkbox"/> Apartment Building                 | i. <input type="checkbox"/> 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. <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.

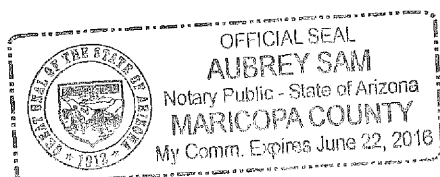
Signature of Seller/Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me this 30 day of March, 2016

Notary Public

Notary Expiration Date



## FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 03/30/2016 1610

FEE NUMBER: 2016-019156

10. SALE PRICE \$ **173569 00**

11. DATE OF SALE (Numeric Digits): 11 / 2015

Month / Year

12. DOWN PAYMENT \$ **6075 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 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 checked="" type="checkbox"/> FHA                                   |
|  | f. <input type="checkbox"/> 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 ☒

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):

**DHI Title Agency**

**20410 North 19th Avenue, Suite 190**

**Phoenix, AZ 85027**

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

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

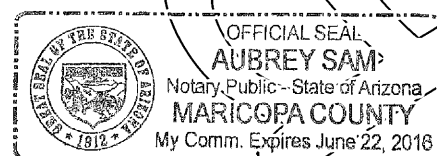
Signature of Buyer/Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me this 30 day of March, 2016

Notary Public

Notary Expiration Date



## EXHIBIT "A"

Lot 847, THE VILLAGE AT COPPER BASIN UNIT 5B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2013-074919 and Affidavit of Correction recorded in Fee No. 2015-060349;

EXCEPTING THEREFROM all minerals and substances, and the associated rights, as described and conveyed in that certain instrument recorded at Fee No. 2007-036588, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

Colorado Springs