



Recording requested by:  
DHI TITLE AGENCY

DATE/TIME: 05/19/2016 10:18

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2016-031543



When Recorded Return To:  
**Megan K. Tyo**  
6022 East Sotol Drive  
Florence, AZ 85132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 270-150701036

1/2

**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

**Megan K. Tyo, an unmarried woman**

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

Lot 65, MAGIC RANCH - PARCELS B & C, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 45.

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 4 day of May, 2016.

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

BY: [Signature]  
Authorized Representative

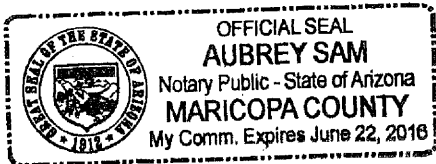
STATE OF ARIZONA

COUNTY OF MARICOPA

On this 4 day of MAY, 2016, before me, the undersigned, a Notary Public, personally appeared TANYA KIMBLE, 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:



*[Large diagonal watermark text: 'DRHORTON.COM']*

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-11-48705  
 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:

Megan K. Tyo  
11026 East Sutter Avenue  
Mesa, AZ 85212

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

4. ADDRESS OF PROPERTY:

6022 East Sotol Drive  
Florence, AZ 85132

5. MAIL TAX BILL TO:

Megan K. Tyo  
6022 East Sotol Drive  
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.  Agricultural
- 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 Maricopa  
 Subscribed and sworn to before me this 4 day of May, 2016  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 05/19/2016 1018**

**FEE NUMBER: 2016-031543**

10. SALE PRICE \$ 151145 00

11. DATE OF SALE (Numeric Digits): 09 / 2015  
 Month / Year

12. DOWN PAYMENT \$ 5291 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: \_\_\_\_\_

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: \_\_\_\_\_

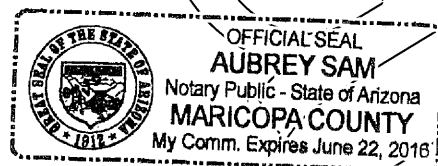
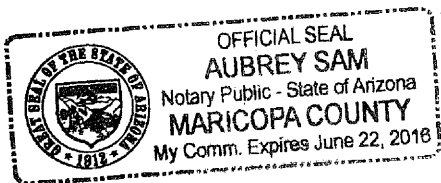
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

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 Maricopa  
 Subscribed and sworn to before me this 4 day of May, 2016  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



**EXHIBIT "A"**

Lot 65, MAGIC RANCH - PARCELS B & C, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 45.

