



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross
Electronically Recorded

DATE/TIME: 03/11/2019 0946

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2019-016613

Recording requested by:
DHI TITLE AGENCY

When Recorded Return To:
Walter M. Stopera and Neva L. Rodgers
10741 East Sunflower Court
Florence, AZ 85132

1/2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 270-180702028

**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

Walter M. Stopera, an unmarried man and Neva L. Rodgers, an unmarried woman

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

Lot 10, of MAGMA RANCH I - UNIT 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 52;

EXCEPT 1/2 of all oil, gas and minerals, as reserved in Docket 26, Page 533;

EXCEPT all oil, gas petroleum, natural gas, coal, lignite and other hydrocarbons by whatever name, uranium, metals (including, without limitation, copper) and all minerals, gases and geothermal substances and rights below a depth of 30 feet, as granted in document recorded June 16, 2017 at Fee No. 2017-042894, records of Pinal County, Arizona.

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 8 day of March, 2019

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

BY: *EM*

Authorized Representative

STATE OF ARIZONA

COUNTY OF MARICOPA

On this 8 day of March, 2019, before me, the undersigned, a Notary Public, personally appeared Elizabeth Maydonald, 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.

Alma Leticia de Moreno
Notary Public
My Commission Expires 6/14/20



ACCEPTANCE OF JOINT TENANCY DEED

Walter M. Stopera, an unmarried man and Neva L. Rodgers, an unmarried woman each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and executed by D.R. Horton, Inc. , a Delaware corporation to Walter M. Stopera, an unmarried man and Neva L. Rodgers, an unmarried woman as Grantees, and which conveys certain premises described as:

Lot 10, of MAGMA RANCH I - UNIT 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 52;

EXCEPT 1/2 of all oil, gas and minerals, as reserved in Docket 26, Page 533;

EXCEPT all oil, gas petroleum, natural gas, coal, lignite and other hydrocarbons by whatever name, uranium, metals (including, without limitation, copper) and all minerals, gases and geothermal substances and rights below a depth of 30 feet, as granted in document recorded June 16, 2017 at Fee No. 2017-042894, records of Pinal County, Arizona.

to the Grantees named therein, not as Tenants in Common, not as Community Property Estate, but as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Joint Tenants with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as joint tenants with right of survivorship.

Dated: 03-08-19

Walter M. Stopera
Walter M. Stopera

Neva L. Rodgers
Neva L. Rodgers

STATE OF ARIZONA

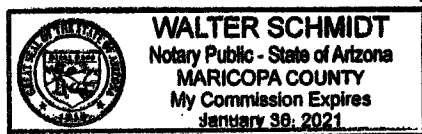
COUNTY OF MARICOPA

On this 8th day of March, 2019, before me, the undersigned, a Notary Public, personally appeared Walter M. Stopera and Neva L. Rodgers, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

Walter Schmidt
Notary Public, State of Arizona

My Commission Expires: 01-30-21

(SEAL)



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-39-54208

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:

Walter M. Stopera and Neva L. Rodgers

37155 N Poncho Lane

San Tan Valley, AZ 85143

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

10741 East Sunflower Court

Florence, AZ 85132

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

Walter M. Stopera and Neva L. Rodgers

10741 East Sunflower Court

Florence, AZ 85132

(b) Next tax payment due: 10/01/2019

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:

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.

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

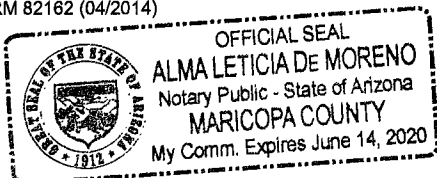
State of Arizona, County of Pinal

Subscribed and sworn to before me this 8 day of March, 2019

Notary Public

Notary Expiration Date 9/14/20

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION

FEE NO

RECORD DATE

PINAL

2019-016613

03/11/2019

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:

10. SALE PRICE

\$

219595 00

11. DATE OF SALE (Numeric Digits): 08 / 2018

Month / Year

12. DOWN PAYMENT

\$

54899 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

(480) 778-0226

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 8 day of March, 2019

Notary Public

Notary Expiration Date 9/14/20

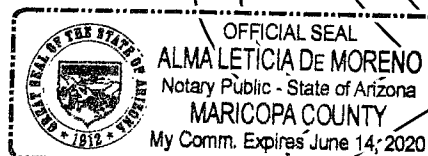


EXHIBIT "A"

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DO NOT
REUSE