



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 04/30/2020 1420

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-040966

Recording requested by:  
DHI TITLE AGENCY

When Recorded Return To:  
**Michael G. Reichert and Steven M. Reichert**  
**10453 East Cliffrose Lane**  
**Florence, AZ 85132**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 270-200700339

**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

**Michael G. Reichert, an unmarried man and Steven M. Reichert, an unmarried man**

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

Lot 64, of MAGMA RANCH I - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 49;

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.

**CORPORATION SPECIAL WARRANTY DEED**

(Continued)

Dated this 28<sup>th</sup> day of April, 2020.

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

BY: Bergquist  
**Authorized Representative**

STATE OF ARIZONA

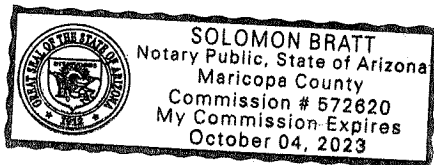
COUNTY OF MARICOPA

On this 28<sup>th</sup> day of April, 2020, before me, the undersigned, a Notary Public, personally appeared Susan Bergquist, 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.

J  
Notary Public

My Commission Expires: 10/4/2023



ESCROW NO.: 270-200700339

### ACCEPTANCE OF JOINT TENANCY DEED

**Michael G. Reichert, an unmarried man and Steven M. Reichert, an unmarried man** 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** as Grantors to **Michael G. Reichert, an unmarried man and Steven M. Reichert, an unmarried man** as Grantees, and which conveys certain premises described as:

Lot 64, of MAGMA RANCH UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 49;

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: 30 April 2020

Grantee(s):

Michael Reichert

Michael G. Reichert

Steven M. Reichert

Steven M. Reichert

STATE OF ARIZONA

COUNTY OF MARICOPA

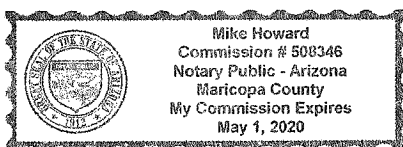
On this 30 day of April, 2020, before me, the undersigned, a Notary Public, personally appeared Michael G. Reichert and Steven M. Reichert, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

Mike Howard

Notary Public, State of Arizona

My Commission Expires: 05/01/2020

(SEAL)



Acceptance of Joint Tenancy

270-200700339

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-39-29101

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) (3)  
(2) (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:

Michael G. Reichert and Steven M. Reichert  
71 North Sandstone Street  
Gilbert, AZ 85234

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

4. ADDRESS OF PROPERTY:

10453 East Cliffrose Lane  
Florence, AZ 85132

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

Michael G. Reichert and Steven M. Reichert  
10453 East Cliffrose Lane  
Florence, AZ 85132  
(b) Next tax payment due: October 1, 2020

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

COUNTY OF RECORDATION PINAL  
FEE NO 2020-040966  
RECORD DATE 04/30/2020

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: \$ 229990 00

11. DATE OF SALE (Numeric Digits): 02 / 2020  
Month / Year

12. DOWN PAYMENT \$ 229990 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
(3) ☐ FHA  
d. ☐ Seller loan (Carryback) 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 120  
Phoenix, AZ 85027  
(480)778-0226

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

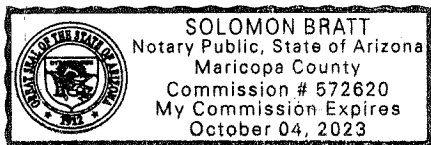
State of Arizona, County of Pinal

Subscribed and sworn to before me on this 28th day of April, 2020

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)



Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 28th day of April, 2020

Notary Public

Notary Expiration Date

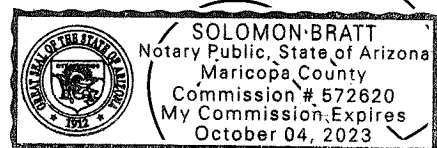


EXHIBIT "A"

Lot 64, of MAGMA RANCH, I- UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 49;

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.

Copyright © 2017