



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 10/26/2020 1638
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-109413

RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

**Clayton Pierce
9849 E Cotton Rd
Florence, AZ 85132**

ESCROW NO.: **94012846-094-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, ("Grantor")

conveys to

Clayton Pierce, An Unmarried Man, ("Grantee")

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: April 20, 2020

Grantor:

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



Ryan L. Huffman, Division President

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona } ss:
County of Maricopa

The foregoing document was acknowledged before me this 20 day
of April, 2020

by **Ryan L. Huffman, Division President Richmond American Homes of Arizona,
Inc., a Delaware corporation**

(Seal)



Notary Public

My commission expires: 09/17/2020



LUZ A. RODRIGUEZ
Notary Public, Arizona
Maricopa County
Expires 09/17/2020

Escrow No.: 94012846-094-AR

EXHIBIT "A"
Legal Description

Lot 584, CRESTFIELD MANOR AT ARIZONA FARMS VILLAGE PARCEL 7, according to the plat thereof of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F, Slide Page 13; and Affidavit of Correction in Recording No. 2018-014051.

CRESTFIELD MANOR

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-13-584
 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? none

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:

Clayton Pierce
24506 S 142nd St 24506 S 142nd Street
Chandler, AZ 85249 Chandler, AZ 85249

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

4. ADDRESS OF PROPERTY:

9849 E Cotton Road
Florence, AZ 85132

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

Clayton Pierce
9849 E Cotton Road
Florence, AZ 85132

(b) Next tax payment due March 2021

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:

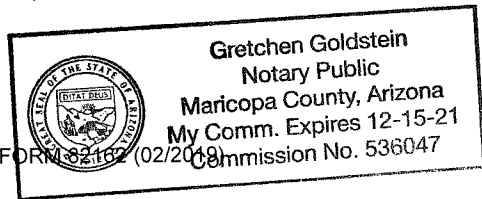
- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

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.

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 _____
 Subscribed and sworn to before me on this _____ day of _____ 2020
 Notary Public _____
 Notary Expiration Date 12-15-2021



DOR FORM 92102 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2020-109413
 RECORD DATE 10/26/2020

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: \$ 266,831.00

11. DATE OF SALE (Numeric Digits): 03 / 20
 Month / Year

12. DOWN PAYMENT \$ 4,834.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify:
 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: n/a

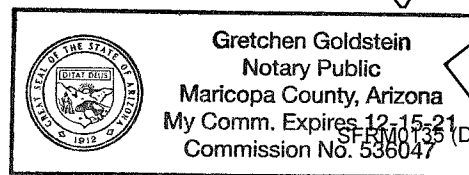
16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(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):
Buyer & Seller Herein

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 on this 26 day of October 2020
 Notary Public _____
 Notary Expiration Date 12-15-2021



SFRM0135 (DSL Rev. 01/24/20)

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CRESTFIELD MANOR