



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 11/10/2020 1414
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-116240

Recording requested by:
DHI TITLE AGENCY

When Recorded Return To:
Joshua Dennis Montoya and Ashley Nicole Montoya
1705 North Mandeville Lane
Casa Grande, AZ 85122

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 270-200701266

**CORPORATION
SPECIAL WARRANTY DEED**

(Community Property with right of survivorship)

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

Joshua Dennis Montoya and Ashley Nicole Montoya, husband and wife, as community property with right of survivorship

the GRANTEE, as a community property estate with right of survivorship, but not as tenants in common and not as joint tenants with right of survivorship, the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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.

The GRANTEE by signing the acceptance below evidence their intention to acquire said premises as community property with right of survivorship, and not as joint tenants with right of survivorship or tenants in common.

CORPORATION SPECIAL WARRANTY DEED
(Continued)

Dated this 9 day of November, 2020.

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

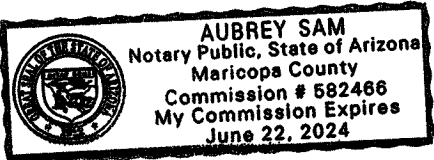
BY: [Signature]
Authorized Representative

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 9th day of November, 2020, before me, the undersigned, a Notary Public, personally appeared [Signature], 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.

[Signature]
Notary Public
My Commission Expires: 6/22/2024



[Signature]
Joshua Dennis Montoya

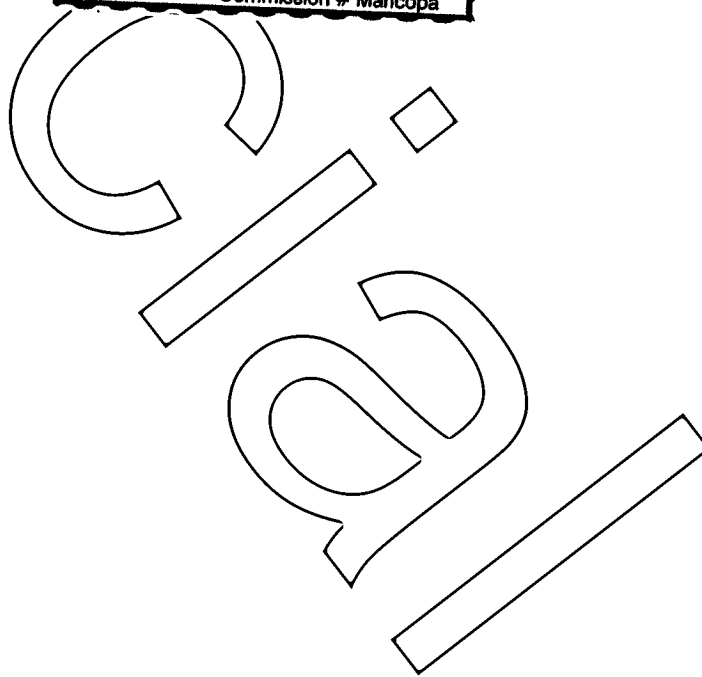
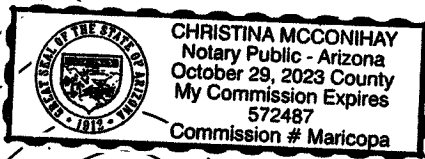
[Signature]
Ashley Nicole Montoya

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 10th day of November, 2020, before me, the undersigned, a Notary Public, personally appeared Joshua Dennis Montoya and Ashley Nicole Montoya, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public, State of Arizona
My Commission Expires: 10/29/2023

(SEAL)



CORPORATION SPECIAL WARRANTY DEED

(Continued)

EXHIBIT A

Lot 24, of COTTONWOOD RANCH - PARCEL "B", according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 184;

EXCEPT all gas, oil, metals and mineral rights as reserved in Patent recorded in Book 75 of Deeds, Page 448;

EXCEPT-THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2020-010101, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

COTTONWOOD RANCH

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-89-22609

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:

Joshua Dennis Montoya and Ashley Nicole Montoya
720 West O'Neil Drive
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

1705 North Mandeville Lane
Casa Grande, AZ 85122

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

Joshua Dennis Montoya and Ashley Nicole Montoya
1705 North Mandeville Lane
Casa Grande, AZ 85122

(b) Next tax payment due: March 1, 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

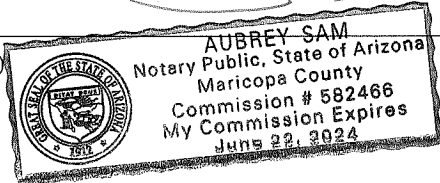
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:

- 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 Pinal
Subscribed and sworn to before me on this 9 day of November, 2020
Notary Public
Notary Expiration Date



FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2020-116240
RECORD DATE 11/10/2020

- 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: \$ 237395 00

11. DATE OF SALE (Numeric Digits): 05 / 2020
Month / Year

12. DOWN PAYMENT \$ 8309 00

- 13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
b. Barter or trade
c. Assumption of existing loan(s)
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.

Signature of Buyer/ Agent
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 9 day of November, 2020
Notary Public
Notary Expiration Date

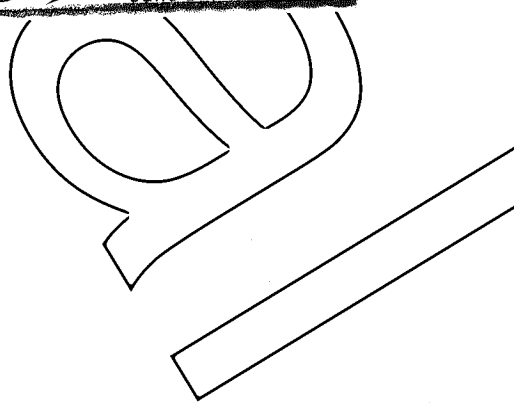
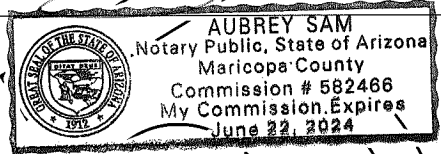


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COTTONWOOD RANCH