



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/30/2020 0821
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2020-136928

RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

ESCROW NO.: 94014179-094-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

Chad Knutson and Debra Knutson, husband and wife, ("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: December 2, 2020

Grantor:

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

**Michael Iles Cremieux, Division
President**

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona } ss:
County of Maricopa

The foregoing document was acknowledged before me this 8 day
of December, 2020,

by **Michael Iles Cremieux, Division President Richmond American Homes of
Arizona, Inc., a Delaware corporation**

(Seal)

My commission expires: 2/15/24

Notary Public



**DANIEL POPE
Notary Public - Arizona
Maricopa Co. / #578531
Expires 02/15/2024**

Escrow No.: 94014179-094-AR

EXHIBIT "A"
Legal Description

Lot 136, MCCLELLAN MEADOWS, according to the plat thereof of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F, Slide 175.

WORLDWIDE

ESCROW NO.: 94014179 094 AR

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Chad Knutson and Debra Knutson, husband and wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated December 2, 2020, and executed by **Richmond American Homes of Arizona, Inc., a Delaware corporation** as Grantors, to **Chad Knutson and Debra Knutson, husband and wife** as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: December 29, 2020

GRANTEES:



Chad Knutson



Debra Knutson

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"

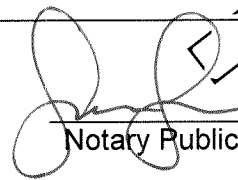
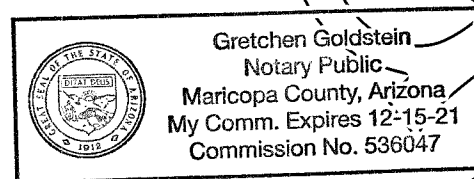
State of Arizona } ss:
County of Maricopa

The foregoing document was acknowledged before me this 29 day of December, 2020,

by Chad Knutson and Debra Knutson

(Seal)

My commission expires: 12-15-2021


Notary Public

Escrow No.: 94014179-094-AR

EXHIBIT "A"
Legal Description

Lot 136, MCCLELLAN MEADOWS, according to the plat thereof of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F, Slide 175.

WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-32-136
 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?

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:

Chad Knutson
18934 N Roosevelt Avenue
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

1006 W Sullivan Avenue
Coolidge, AZ 85128

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

Chad Knutson
1006 W Sullivan Avenue
Coolidge, AZ 85128

(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 Maricopa
 Subscribed and sworn to before me on this 29 day of December 2020
 Notary Public _____
 Notary Expiration Date 12-15-2021

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2020-136928
 RECORD DATE 12/30/2020

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: \$ 267,025.00

11. DATE OF SALE (Numeric Digits): 10 / 20
 Month / Year

12. DOWN PAYMENT \$ 0.00

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 f. Other financing; Specify:
 c. Assumption of existing loan(s)
 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: _____

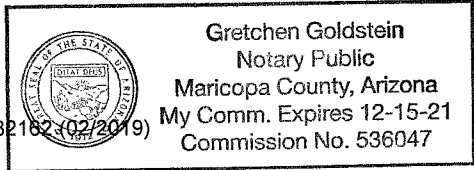
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

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):
Same as #3

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 29 day of December 2020
 Notary Public _____
 Notary Expiration Date 12-15-2021


 DOR FORM 82162-02/2019

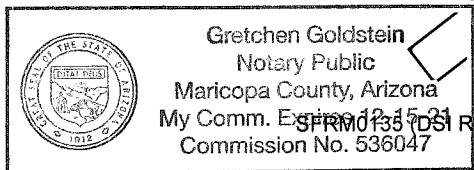

 SPRM 1357 DS1 Rev. 09/12/19

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