



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/17/2021 1614
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-019571

RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Jaime Diaz
43970 W Palo Nuez St
Maricopa, AZ 85138

ESCROW NO.: 94013045-094-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

Jaime Diaz and Christina Diaz, 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: August 5, 2020

Grantor:

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

[Signature]
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 5 day
of August, 2020

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

(Seal)

My commission expires: 9-17-2020

[Signature]
Notary Public



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

COPIES

Escrow No.: 94013045-094-AR

EXHIBIT "A"
Legal Description

Lot 230, Palo Brea, according to the plat thereof of record in the office of the county recorder of Pinal County, Arizona, in Cabinet E, Slide 196.

Proprietary

ESCROW NO.: 94013045 094 AR

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Jaime Diaz and Christina Diaz, 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 August 5, 2020, and executed by **Richmond American Homes of Arizona, Inc., a Delaware corporation** as Grantors, to **Jaime Diaz and Christina Diaz, 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: January 5, 2021

GRANTEES:

Jaime Diaz Christina Diaz

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 17 day of February, 2021
by Jaime Diaz and Christina Diaz

(Seal)

My commission expires: 3/14/2024

[Signature]
Notary Public



KRYSTINE MROZOWSKI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 578516
Expires March 14, 2024

Escrow No.: 94013045-094-AR

EXHIBIT "A"
Legal Description

Lot 230, Palo Brea, according to the plat thereof of record in the office of the county recorder of Pinal County, Arizona, in Cabinet E, Slide 196.

WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-10-230
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:

Jaime Diaz
18606 North Carmen Avenue
Maricopa, AZ 85139

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

4. ADDRESS OF PROPERTY:

43970 W Palo Nuez Street
Maricopa, AZ 85138

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

Jaime Diaz
43970 W Palo Nuez Street
Maricopa, AZ 85138

(b) Next tax payment due October 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-019571
RECORD DATE 02/17/2021

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: \$ 331,883.00

11. DATE OF SALE (Numeric Digits): 04 / 20
Month / Year

12. DOWN PAYMENT \$ 6,012.00

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.

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 _____ County of _____
Subscribed and sworn to before me on this 17 day of February, 2021
Notary Public: Mrozkowski
Notary Expiration Date: 3/14/2024

Signature of Buyer / Agent: _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 17 day of Feb, 2021
Notary Public: Mrozkowski
Notary Expiration Date: 3/14/2024



KRYSTINE MROZOWSKI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 578516
Expires March 14, 2024



KRYSTINE MROZOWSKI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 578516
Expires March 14, 2024

EXHIBIT "A"
Legal Description

Lot 230, Palo Brea, according to the plat thereof of record in the office of the county recorder of Pinal County, Arizona, in Cabinet E, Slide 196.

ARIZONA
SUNBELT
REALTY
CORP.