



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/27/2021 1558
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-052369

RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Enrique Alonso Ramirez
1651 E Paul Dr
Casa Grande, AZ 85122

ESCROW NO.: 94014700-094-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

Enrique Alonso Ramirez, an unmarried man and Beatriz Sanchez, an unmarried woman, ("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: February 1, 2021

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 1 day
of FEBRUARY, 2021

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

(Seal)

My commission expires: 09-17-2024


Notary Public



LUZ A. RODRIGUEZ
Notary Public - Arizona
Maricopa Co. / #587420
Expires 09/17/2024

Escrow No.: 94014700-094-AR

EXHIBIT "A"
Legal Description

Lot 61, Tamaron Parcel D, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Cabinet E, Slide 177.

WORLDWIDE

ESCROW NO.: 94014700 094 AR

ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Enrique Alonso Ramirez, an unmarried man and Beatriz Sanchez, an unmarried woman, 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 February 1st, 2021, and executed by **Richmond American Homes of Arizona, Inc.**, a Delaware corporation as Grantors, to **Enrique Alonso Ramirez, an unmarried man) and Beatriz Sanchez, an unmarried woman** 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 community property with right of survivorship, but as joint tenancy 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 a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.

Dated: April 27, 2021

GRANTEES:

[Signature of Enrique Alonso Ramirez]

Enrique Alonso Ramirez

[Signature of Beatriz Sanchez]

Beatriz Sanchez

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP DEED

State of Arizona } ss:
County of Maricopa

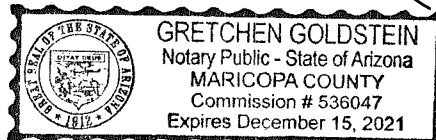
The foregoing document was acknowledged before me this 27 day of April, 2021,

by Enrique Alonso Ramirez and Beatriz Sanchez

(Seal)

My commission expires: 12-15-2021

[Signature of Notary Public]
Notary Public



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HOFFMAN

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **505-15-6460**
 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:

Enrique Alonso Ramirez
18914 W Hopi Drive
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

1651 E Paul Drive
Casa Grande, AZ 85122

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

Enrique Alonso Ramirez
1651 E Paul Drive
Casa Grande, AZ 85122

(b) Next tax payment due Oct 2021

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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 **2021-052369**
 RECORD DATE **04/27/2021**

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ **265,045.00**

11. DATE OF SALE (Numeric Digits): **08 / 20**
 Month / Year

12. DOWN PAYMENT \$ **4,802.00**

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
- 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: 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 and Seller herein

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 Maricopa
 Subscribed and sworn to before me on this 27 day of April 2021

Notary Public

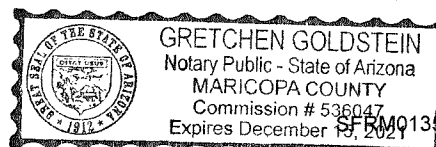
Notary Expiration Date 12-15-2021

Signature of Buyer / Agent

State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 27 day of April 2021

Notary Public

Notary Expiration Date 12-15-2021



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