



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

Recording Requested by:  
First American Title Insurance Company

DATE/TIME: 08/26/2021 1456

When recorded mail to:  
Warren Mikal Harper and Dominique Monika Kelly  
1545 East Caballero Drive  
Casa Grande, AZ 85122

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-107652

## SPECIAL WARRANTY DEED

Escrow No. 435-6128082 (CM)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**LGI Homes - Arizona, LLC, an Arizona limited liability company**, the GRANTOR does hereby convey to

**Warren Mikal Harper and Dominique Monika Kelly, husband and wife**, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 68, OF MISSION RANCH, ACCORDING TO THE PLAT RECORDED IN CABINET G, SLIDE 29,  
RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: April 01, 2021

Warranty Deed - continued

LGI Homes - Arizona, LLC, an Arizona  
limited liability company

*Paul J. Bargnesi*

By: Paul J. Bargnesi,  
Vice President of Sales

STATE OF Arizona

County of Maricopa

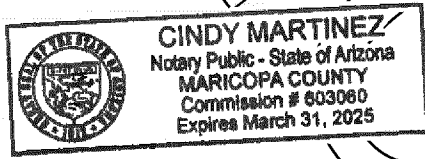
ss.

On August 25, 2021, before me, the undersigned Notary Public,  
personally appeared **Paul J. Bargnesi**, personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and  
that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 3-31-2025

*Cindy Martinez*  
\_\_\_\_\_  
Notary Public





**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 505-03-1680 0  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
LGI Homes - Arizona, LLC  
11445 East Via Linda Suite 2196  
Scottsdale, AZ 85259

3. (a) BUYER'S NAME AND ADDRESS:  
Warren Mikal Harper and Dominique Monika Kelly  
1545 East Caballero Drive  
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:  
1545 East Caballero Drive  
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Warren Mikal Harper and Dominique Monika Kelly  
1545 East Caballero Drive  
Casa Grande, AZ 85122  
 (b) Next tax payment due 08/01/2022

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box  
 a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 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 24 day of August 2021  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

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: \$ 273,900.00 00

11. DATE OF SALE (Numeric Digits): 08 / 21 Month/Year

12. DOWN PAYMENT \$ 4,963.00 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) 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):  
Warren Mikal Harper and Dominique Monika Kelly  
1545 East Caballero Drive  
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):  
Lot 68, of Mission Ranch (G / 29)

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me on this 24 day of August 2021  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 4-27-2024

