



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 08/26/2021 1457  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2021-107662

Recording requested by:  
DHI TITLE AGENCY

When Recorded Return To:  
**Lytonya Halprin Fennell-Dixon and Vanese Bryant  
Fennell  
38194 West San Alvarez Avenue  
Maricopa, AZ 85138**

3/6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 270-210700112

**CORPORATION  
SPECIAL WARRANTY DEED**

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

**Lytonya Halprin Fennell-Dixon, a married woman, as her sole and separate property and Vanese Bryant Fennell, an unmarried woman**

the GRANTEE, the following real property situated in Pinal County, Arizona:

Lot 46, of RANCHO MIRAGE ESTATES PARCEL 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 118 and Affidavit of Correction recorded in Fee No. 2007-068717;

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2020-064815, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

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.

**CORPORATION SPECIAL WARRANTY DEED**

(Continued)

Dated this 24 day of August, 2021.

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

BY: AR  
**Authorized Representative**

STATE OF ARIZONA

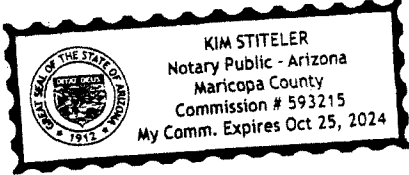
COUNTY OF MARICOPA

On this 24 day of August, 2021, before me, the undersigned, a Notary Public, personally appeared Ann Brewer, 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.

Kim Stiteler  
Notary Public

My Commission Expires: Oct 25 2024



**D.R. Horton**

ESCROW NO.: 270-210700112

**ACCEPTANCE OF JOINT TENANCY DEED**

**Lytonya Halprin Fennell-Dixon, a married woman, as her sole and separate property and Vanese Bryant Fennell, an unmarried woman** each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and executed by **D.R. Horton, Inc. , a Delaware-corporation** as Grantors to **Lytonya Halprin Fennell-Dixon, a married woman, as her sole and separate property and Vanese Bryant Fennell, an unmarried woman** as Grantees, and which conveys certain premises described as:

Lot 46, of RANCHO MIRAGE ESTATES PARCEL 6, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 118 and Affidavit of Correction recorded in Fee No. 2007-068717;

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2020-064815, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

to the Grantees named therein, not as Tenants in Common, not as Community Property Estate, but as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Joint Tenants with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as joint tenants with right of survivorship.

Dated: 8/24/21 LHF D 8/24/21 VBF by LHF D, AIF

**Grantee(s):**

[Signature]  
Lytonya Halprin Fennell-Dixon

Vanese Bryant Fennell by [Signature] as attorney in fact  
Vanese Bryant Fennell, by Lytonya Halprin Fennell-Dixon  
as Attorney-in-Fact

ACCEPTANCE OF JOINT TENANCY DEED  
(Continued)

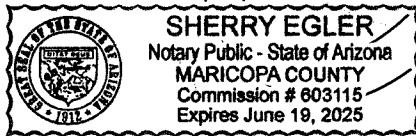
STATE OF ARIZONA

COUNTY OF MARICOPA

On this 24 day of August 2021, before me, the undersigned, a Notary Public, personally appeared Lytonya Halprin Fennell-Dixon to me known to be the individual described in and who executed the foregoing instrument for himself/herself and as Attorney in Fact for Vanese Bryant Fennell and acknowledged that he/she signed and sealed the same as free and voluntary act and deed for himself/herself and also as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Notary Public, State of Arizona  
My Commission Expires: 6/19/2025

(SEAL)



Maricopa

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 502-55-58809  
 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:  
 Lytonya Halprin Fennell-Dixon and Vanese Bryant Fennell  
 13625 South 48th Street  
 Phoenix, AZ 85044  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship:

4. ADDRESS OF PROPERTY:  
 38194 West San Alvarez Avenue  
 Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
 Lytonya Halprin Fennell-Dixon and Vanese Bryant Fennell  
 38194 West San Alvarez Avenue  
 Maricopa, AZ 85138  
 (b) Next tax payment due: March 1, 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.  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 2021-107662  
 RECORD DATE 08/26/2021

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: \$ 252945 00

11. DATE OF SALE (Numeric Digits): 01 / 2021  
 Month / Year

12. DOWN PAYMENT \$ 12648 00

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

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 Maricopa  
 Subscribed and sworn to before me on this 24 day of August, 2021  
 Notary Public  
 Notary Expiration Date 8/28/2021

Signature of Buyer / Agent  
 State of Arizona, County of Pinal Maricopa  
 Subscribed and sworn to before me on this 24 day of August, 2021  
 Notary Public  
 Notary Expiration Date 8/28/2021

 R. RABORN  
 Notary Public - Arizona  
 Maricopa County  
 Expires 08/28/2021

 R. RABORN  
 Notary Public - Arizona  
 Maricopa County  
 Expires 08/28/2021

**EXHIBIT "A"**

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EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2020-064815, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

UNRECORDED