



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/15/2021 1507
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-131224

RECORDING REQUESTED BY:
Fidelity National Title Agency, Inc.
AND WHEN RECORDED MAIL TO:

Michael McAreavy
1260 E Jahns Dr
Casa-Grande, AZ 85122

ESCROW NO.: 94016190-094-AR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

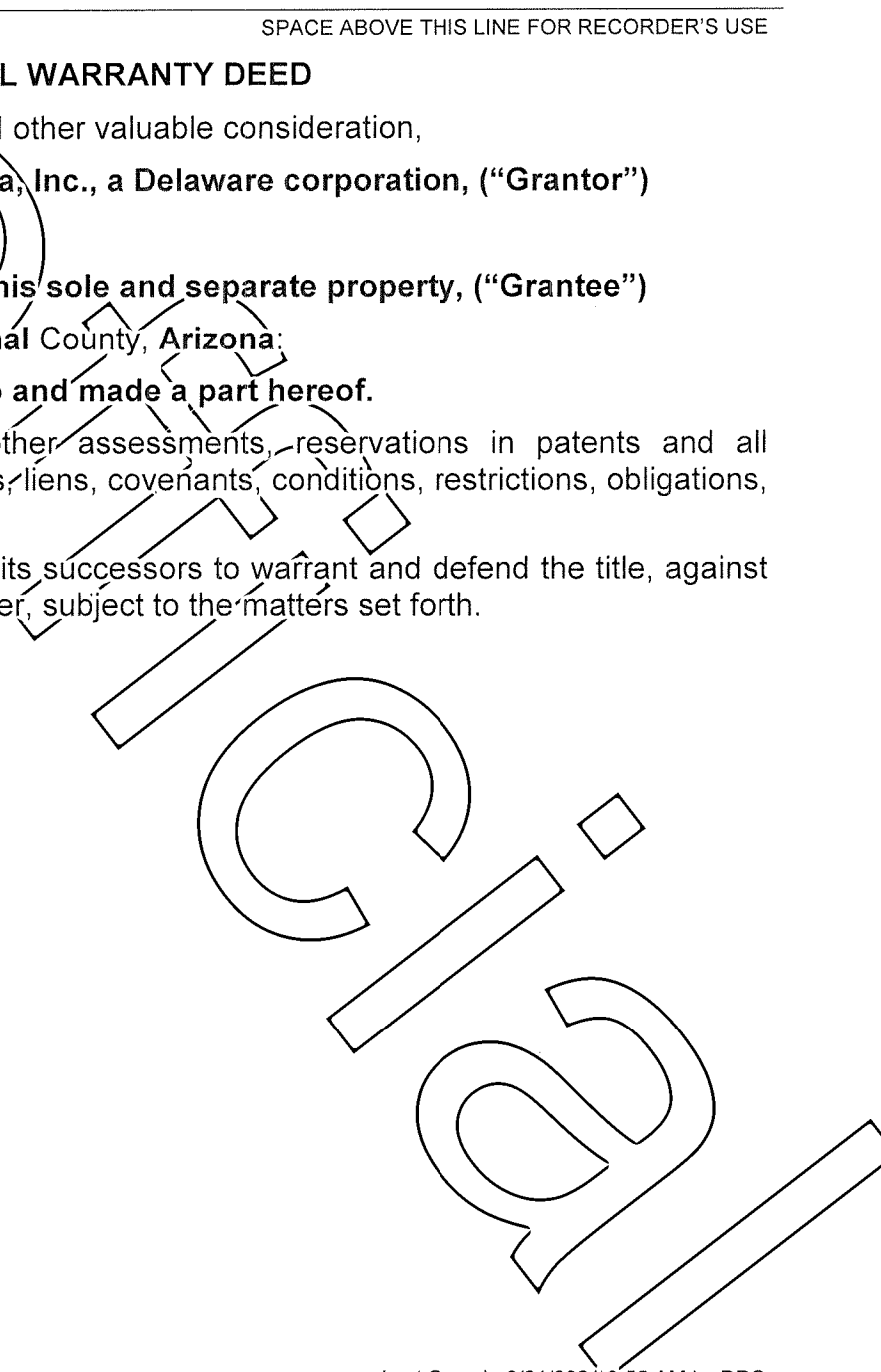
SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
Richmond American Homes of Arizona, Inc., a Delaware corporation, ("Grantor")
conveys to
Michael McAreavy, a married man as his sole and separate property, ("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.

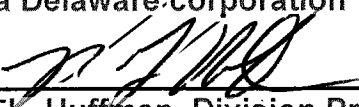
And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.



Dated: September 21, 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 27 day
of September, 2021.

by Ryan L. Huffman, 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.: 94016190-094-AR

EXHIBIT "A"
Legal Description

Lot 212, COTTONWOOD RANCH – PARCEL F, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F, Slide 62;

EXCEPT all gas, oil, metals and mineral rights as reserved to the State of Arizona in the Patents recorded in Book 75 of Deeds, page 447 and recorded in Book 75 of Deeds, page 448.

NOFFICE

AFFIDAVIT OF PROPERTY VALUE

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel 505-01-643
 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
Michael McAreavy
530 S Hewitt St, Unit 421
Los Angeles, CA 90013
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship _____

4 ADDRESS OF PROPERTY
1260 E Jahns Drive
Casa Grande, AZ 85122

5 (a) MAIL TAX BILL TO (Taxes due even if no bill received)
Michael McAreavy
530 S Hewitt St, Unit 421
Los Angeles, CA 90013
 (b) Next tax payment due April 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

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 _____ day of _____, 20____
 Notary Public _____
 Notary Expiration Date 2/15/24

FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO 2021-131224
 RECORD DATE 10/15/2021

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. \$ 340,946.00

11 DATE OF SALE (Numeric Digits) 09 / 21
 Month / Year

12 DOWN PAYMENT \$ 68,189.00

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
\$ _____ 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

Signature of Buyer / Agent _____
 State of California County of Los Angeles
 Subscribed and sworn to before me on this 13 day of October, 2021
 Notary Public D Robinson
 Notary Expiration Date 2/28/2023

DOR FORM 82162

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



D. ROBINSON
 COMM. #2279076
 NOTARY PUBLIC - CALIFORNIA
 ORANGE COUNTY
 My Comm. Expires February 28, 2023

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