



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/26/2021 1141
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-135598

RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Jacob Lantz
16601 N 75th Avenue
Peoria, AZ 85382

ESCROW NO.: 94016241-094-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

Jacob Lantz and Brandy Lantz, husband and wife, as acceptance of Community property with right of survivorship. ("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: October 6, 2021

Grantor:

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

Michael Iles Cremieux, Division
President

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona
County of Maricopa

} ss:

The foregoing document was acknowledged before me this 15 day
of October, 2021

by Michael Iles Cremieux, Division President Richmond American Homes of
Arizona, Inc., a Delaware corporation

(Seal)

My commission expires:

2/15/24



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

Escrow No.: 94016241-094-AR

EXHIBIT "A"
Legal Description

Lot 131, MCCLELLAN MEADOWS, according to the plat thereof of record in the office of the
County Recorder of Pinal County, Arizona, in Cabinet F, Slide 175.

Acptcp

ESCROW NO.: 94016241 094 AR

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Jacob Lantz and Brandy Lantz, 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 October 6, 2021, and executed by Richmond American Homes of Arizona, Inc., a Delaware corporation as Grantors, to Jacob Lantz and Brandy Lantz, 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: October 11, 2021

GRANTEES:

DocuSigned by:

Jacob Lantz
9CB7D9E5006B4B5...

DocuSigned by:

Brandy Lantz
9CB7D9E5000B4B5...

Acptcp

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **204-32-131**
 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:

Jacob Lantz

16601 N 75th Avenue, Apt #1095

Peoria, AZ 85382

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

4. ADDRESS OF PROPERTY:

934 W Sullivan Avenue

Coolidge, AZ 85128

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

Jacob Lantz

16601 N 75th ave #1095

Peoria, AZ 85382

(b) Next tax payment due **October 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
- 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 **26** day of **October** **2021**

Notary Public _____

Notary Expiration Date **2/15/24**



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

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
 FEE NO **2021-135598**
 RECORD DATE **10/26/2021**

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: \$ **256,246.00**

11. DATE OF SALE (Numeric Digits): **01 / 21**

Month / Year

12. DOWN PAYMENT \$ **256,246.00**

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)
- 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 devises, 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


Signature of Buyer/Agent

State of **Arizona**, County of **Maricopa**

Subscribed and sworn to before me on this **26** day of **October** **2021**

Notary Public _____

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DSI Rev. 09/12/19

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