



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/28/2022 1611
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-024265

Recording requested by:
DHI-TITLE AGENCY

When Recorded Return To:
**Jamesryan Pangelinan Pena and Jasmine Jherilynn
Pena**
38165 West Santa Barbara Avenue
Maricopa, AZ 85138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-210702148

**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

Jamesryan Pangelinan Pena and Jasmine Jherilynn Pena, husband and wife

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

Lot 14, of RANCHO MIRAGE ESTATES PARCEL 4, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 116 and Affidavits of Correction recorded in Fee No. 2006-049587 and Fee No. 2007-068715, records of Pinal County, Arizona;

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2020-010096, 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 25 day of FEB., 2022.

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

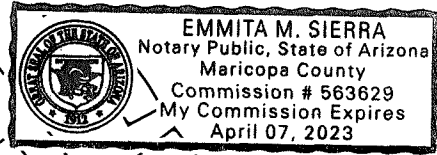
BY: Kristen Matthias
Authorized Representative

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 25 day of FEB., 2022, before me, the undersigned, a Notary Public, personally appeared KRISTEN MATTHIAS, 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.

Notary Public
My Commission Expires: 2023 APR. 7



ESCROW NO.: 275-210702148

ACCEPTANCE OF COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP

Jamesryan Pangelinan Pena and Jasmine Jherilynn Pena, husband and wife 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 **Jamesryan Pangelinan Pena and Jasmine Jherilynn Pena, husband and wife** as Grantees, and which conveys certain premises described as:

Lot 14, of RANCHO MIRAGE ESTATES PARCEL 4, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 116 and Affidavits of Correction recorded in Fee No. 2006-049587 and Fee No. 2007-068715, records of Pinal County, Arizona;

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2020-010096, 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 Joint Tenants with Right of Survivorship, but as Community Property 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 Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: 2/28/22

Grantee(s):

[Signature]
Jamesryan Pangelinan Pena

[Signature]
Jasmine Jherilynn Pena

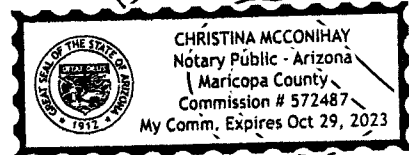
STATE OF ARIZONA

COUNTY OF MARICOPA

On this 28th day of February, 2022, before me, the undersigned, a Notary Public, personally appeared Jamesryan Pangelinan Pena and Jasmine Jherilynn Pena, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public, State of Arizona
My Commission Expires: 10/29/2023

(SEAL)



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-55-35609

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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

D.R. Horton, Inc.
2525 West Frye Road, Ste. 100
Chandler, AZ 85224

3. (a) BUYER'S NAME AND ADDRESS:

Jamesryan Pangelinan Pena and Jasmine Jherilynn Pena
4122 East Tyson Street
Gilbert, AZ 85295

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

4. ADDRESS OF PROPERTY:

38165 West Santa Barbara Avenue
Maricopa, AZ 85138

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

Jamesryan Pangelinan Pena and Jasmine Jherilynn Pena
38165 West Santa Barbara 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 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 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 2022-024265
RECORD DATE 02/28/2022

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: \$ 384475 00

11. DATE OF SALE (Numeric Digits): 07 / 2021
Month / Year

12. DOWN PAYMENT \$ 0 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):

DHI Title Agency
2525 West Frye Road, Suite 120
Chandler, AZ 85224
(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

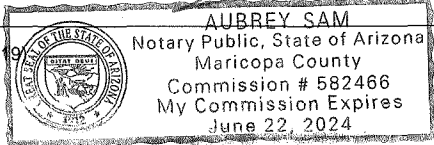
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28 day of February, 2022

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)



Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25 day of February, 2022

Notary Public

Notary Expiration Date

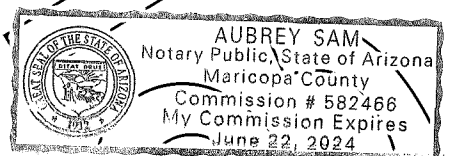


EXHIBIT "A"

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DRAFT