



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 05/25/2022 0822

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2022-061215

Recording requested by:  
DHI TITLE AGENCY

When Recorded Return To:  
**Joel Leyva Navarro**  
**35443 West San Ildefonso Avenue**  
**Maricopa, AZ 85138**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-210702454

**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

**Joel Leyva Navarro, a married man, as his sole and separate property**

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

Lot 73, of TORTOSA SOUTH PARCEL J, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 97;

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2020-010093, 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 May, 2022

**Continental Homes, Inc., a Delaware Corporation,  
dba D.R. Horton - Continental Series**

BY: Wendy Ann Schetter  
**Authorized Representative**

STATE OF ARIZONA

COUNTY OF MARICOPA

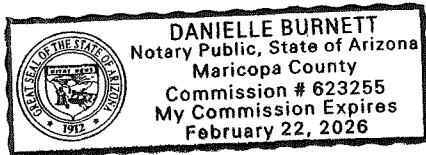
On this 24 day of May, 2022, before me, the undersigned, a Notary Public, personally appeared Wendy Ann Schetter, who acknowledged themselves to be the Authorized Representative of D. R. Horton, Inc., a Delaware Corporation, and that they, being authorized so to do, executed this instrument for the purposes 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.

Danielle Burnett

Notary Public

My Commission Expires: 2-22-2026



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 502-56-45002  
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:  
Joel Leyva Navarro  
4737 North 40th Drive  
Phoenix, AZ 85019  
(b) Are the Buyer and Seller related? Yes ☐ No ☒  
If Yes, state relationship:

4. ADDRESS OF PROPERTY:  
35443 West San Ildefonso Avenue  
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Joel Leyva Navarro  
35443 West San Ildefonso Avenue  
Maricopa, AZ 85138  
(b) Next tax payment due: October 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 2022-061215  
RECORD DATE 05/25/2022

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: \$ 320990 00

11. DATE OF SALE (Numeric Digits): 08 / 2021  
Month / Year

12. DOWN PAYMENT \$ 5815 00

13. METHOD OF FINANCING:  
a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
(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  
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 Pinal Maricopa  
Subscribed and sworn to before me on this 24 day of May, 2022  
Notary Public  
Notary Expiration Date 2-22-2026

Signature of Buyer / Agent  
State of Arizona, County of Pinal Maricopa  
Subscribed and sworn to before me on this 24 day of May, 2022  
Notary Public  
Notary Expiration Date 2-22-2026

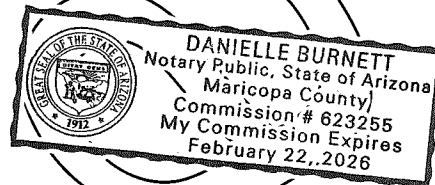


EXHIBIT "A"

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