



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

Recording requested by:  
DHI TITLE AGENCY

DATE/TIME: 09/29/2022 1515

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-103176

When Recorded Return To:  
**Rosa Isela Valenzuela and Javier Plantillas  
Valenzuela  
44429 West Palo Teca Road  
Maricopa, AZ 85138**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-224701219

**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

**Rosa Isela Valenzuela and Javier Plantillas Valenzuela, wife and husband**

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

Lot 99, of PALO BREA, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 196, 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 Document No. 2020-016096, 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 27 day of Sept, 2022

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

BY: [Signature]

**Authorized Representative**

STATE OF ARIZONA

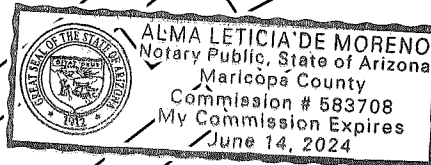
COUNTY OF MARICOPA

On this 27 day of Sept, 2022, before me, the undersigned, a Notary Public, personally appeared Cyndi Boeker, 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.

[Signature]  
Notary Public

My Commission Expires: 6/14/24



ESCROW NO.: 275-224701219

**ACCEPTANCE OF COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP**

**Rosa Isela Valenzuela and Javier Plantillas Valenzuela, wife and husband** 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 **Rosa Isela Valenzuela and Javier Plantillas Valenzuela, wife and husband** as Grantees, and which conveys certain premises described as:

Lot 99, of PALO BREA, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 196, 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 Document No. 2020-016096, 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: September 28, 2022

Grantee(s):

Rosa Isela Valenzuela

Javier Plantillas Valenzuela

STATE OF ARIZONA

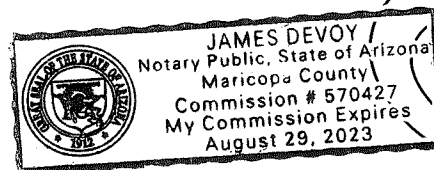
COUNTY OF MARICOPA

On this 28<sup>th</sup> day of September, 2022, before me, the undersigned, a Notary Public, personally appeared Rosa Isela Valenzuela and Javier Plantillas Valenzuela, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

James Devoy  
Notary Public, State of Arizona

My Commission Expires: 8-29-23

(SEAL)



Acceptance of Community Property with Right of Survivorship

275-224701219

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-10-09905

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, Suite 100

Chandler, AZ 85224

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

Rosa Isela Valenzuela and Javier Plantillas Valenzuela

6397 South Roger Way

Chandler, AZ 85249

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

## 4. ADDRESS OF PROPERTY:

44429 West Palo Teca Road

Maricopa, AZ 85138

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

Rosa Isela Valenzuela and Javier Plantillas Valenzuela

44429 West Palo Teca Road

Maricopa, AZ 85138

(b) Next tax payment due: March 1, 2023

## 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  
i. ☐ Other Use; Specify:  
d. ☐ 2-4 Plex  
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 FEE NO 2022-103176  
RECORD DATE 09/29/2022

## 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: \$ 439425 00

11. DATE OF SALE (Numeric Digits): 08 / 2022  
Month / Year

12. DOWN PAYMENT \$ 15380 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  
d. ☐ Seller loan (Carryback) (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

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

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of Arizona

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

Notary Public

Notary Expiration Date

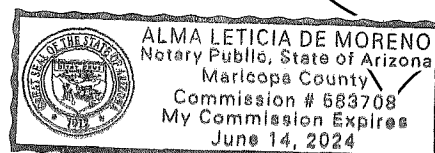
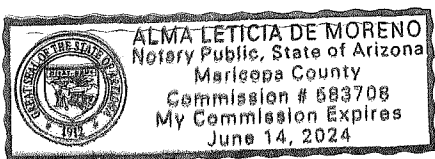


EXHIBIT "A"

Lot 99, of PALO BREA, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 196, 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 Document No. 2020-016096, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

Colorado Springs