



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recording requested by:
DHI TITLE AGENCY

DATE/TIME: 10/06/2022 1514

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-105652

When Recorded Return To:
Shane William Nester and Sarah Nicole Nester
35434 West San Sisto Avenue
Maricopa, AZ 85138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-224700721

**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

Shane William Nester and Sarah Nicole Nester, husband and wife

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

Lot 149, 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 27 day of Sept 2022

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

BY: [Signature]
Authorized Representative

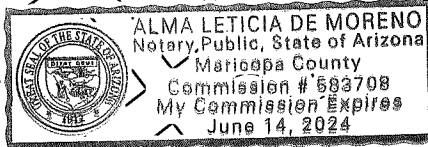
STATE OF ARIZONA

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



DUPLICATE

ESCROW NO.: 275-224700721

ACCEPTANCE OF COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP

Shane William Nester and Sarah Nicole Nester, 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 **Shane William Nester and Sarah Nicole Nester, husband and wife** as Grantees, and which conveys certain premises described as:

Lot 149, 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.

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: 9/28/2022

Grantee(s):

Shane Nester
Shane William Nester

Sarah Nester
Sarah Nicole Nester

STATE OF ARIZONA

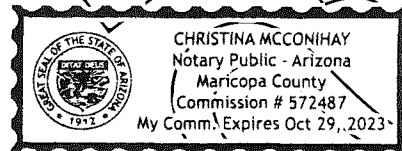
COUNTY OF MARICOPA

On this 28th day of September, 2022, before me, the undersigned, a Notary Public, personally appeared **Shane William Nester and Sarah Nicole Nester**, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

Christina McConihay
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: 502-56-52602
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? 1
Please list the additional parcels below (attach list if necessary):
(1) _____ (3) _____
(2) _____ (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:
Shane William Nester and Sarah Nicole Nester
1745 West Wildwood Drive
Phoenix, AZ 85045
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
35434 West San Sisto Avenue
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Shane William Nester and Sarah Nicole Nester
35434 West San Sisto Avenue
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
 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 2022-105652
RECORD DATE 10/06/2022

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: \$ 370990 00

11. DATE OF SALE (Numeric Digits): 05 / 2022
Month / Year

12. DOWN PAYMENT \$ 12985 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 County of Pinal
Subscribed and sworn to before me on this _____ day of September, 2022
Notary Public _____
Notary Expiration Date 08/14/24

Signature of Buyer / Agent _____
State of Arizona County of Pinal
Subscribed and sworn to before me on this _____ day of September, 2022
Notary Public _____
Notary Expiration Date _____

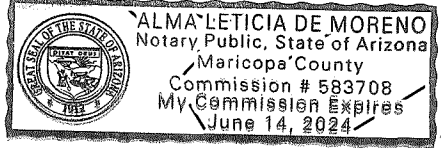
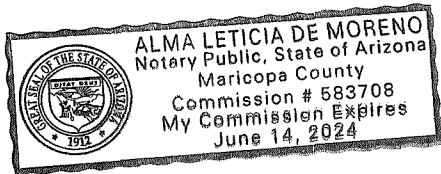


EXHIBIT "A"

Lot 149, 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.

TORTOSA SOUTH PARCEL J