



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 12/01/2022 1022
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-119338

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Jacob M. Sotelo
360 South Oak Street
Florence, AZ 85132

SPECIAL WARRANTY DEED

Escrow No. 435-6250504 (rtk)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

LGI Homes - Arizona, LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

Jacob M. Sotelo, an unmarried man and Gabriella Angelica Elizabeth Kipp, an unmarried woman, the GRANTEE

The following described real property situate in Pinal County, Arizona, with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 47, OF SUNRISE ESTATES PHASE II, A RE-PLAT OF LOTS 61-69, INCLUSIVE, AND LOTS 72-151, INCLUSIVE OF SUNRISE ESTATES PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2021-002095 OF OFFICIAL RECORDS.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: November 28, 2022

Warranty Deed - continued

LGI Homes - Arizona, LLC, an Arizona limited liability company

John Bargnesi
By: Paul J. Bargnesi,
Vice President of Sales

STATE OF Arizona)
County of Maricopa) ss.

On November 28, 2022, before me, the undersigned Notary Public, personally appeared **Paul J. Bargnesi**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:
11/19/25

Rachel Kelly
Notary Public



File No.: 435-6250504 (rtk)
A.P.N.: 202-42-1990 5

Warranty Deed - continued

ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated November 28, 2022 by and between **LGI Homes - Arizona, LLC** and **Jacob M. Sotelo and Gabriella Angelica Elizabeth Kipp**.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: November 28, 2022

Jacob M. Sotelo
Jacob M. Sotelo

Gabriella Angelica Elizabeth Kipp
Gabriella Angelica Elizabeth Kipp

STATE OF AZ

County of PINAL

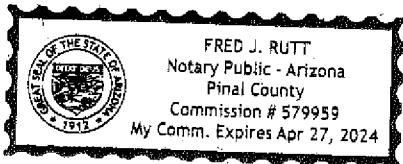
)
) ss.
)

On NOV 28 2022 before me, the undersigned Notary Public, personally appeared JACOB SOTELO GABRIELA KIPP, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 4-27-2024

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 202-42-1990 5

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?

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

LGI Homes - Arizona, LLC
11445 East Via Linda Suite 2196
Scottsdale, AZ 85259

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

Jacob M. Sotelo and Gabriella Angelica Elizabeth Kipp
360 South Oak Street
Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:

360 South Oak Street
Florence, AZ 85132

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

Jacob M. Sotelo and Gabriella Angelica Elizabeth Kipp
360 South Oak Street
Florence, AZ 85132

(b) Next tax payment due 10/23

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. Agriculture
- h. Mobile or manufactured Home
 Affixed Not Affixed
- 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.

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 30 day of November 20 22

Notary Public Rachel Kelly

Notary Expiration Date 11/19/25

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DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-119338
RECORD DATE 12/01/2022

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: \$ 271,900.00 00

11. DATE OF SALE (Numeric Digits): 1 0 / 2 2
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: \$ 0 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):

Jacob M. Sotelo and Gabriella Angelica Elizabeth Kipp
360 South Oak Street
Florence, AZ 85132

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 47, of SUNRISE ESTATES PHASE-II, A RE-PLAT OF LOTS 61-69, INCLUSIVE, AND LOTS 72-151, INCLUSIVE OF SUNRISE ESTATES PHASE 2 (2021 / 002095)

Signature of Buyer / Agent _____

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 28 day of November 20 22

Notary Public Fred J. Rutt

Notary Expiration Date 14-27-2024

