



DATE/TIME: 12/29/2022 1454
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2022-126377

RECORDING REQUESTED BY:

Fidelity National Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Sonia Rosson
370 East Caribbean Drive
Casa Grande, AZ 85122

ESCROW NO.: 94017364-094-AR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Richmond American Homes of Arizona, Inc., a Delaware corporation, ("Grantor")

conveys to

Carl Dwayne Rosson and Sonia Rosson, husband and wife, ("Grantee")

the following real property situated in Pinal County, Arizona:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: May 3, 2022

Grantor:

**Richmond American Homes of Arizona,
Inc., a Delaware corporation**

**Vince Ruffino, Executive Vice President
of Operations Phoenix East Division**

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona
County of Maricopa

} ss:

The foregoing document was acknowledged before me this 3 day
of May 2022

by **Vince Ruffino, Executive Vice President of Operations Phoenix East Division
Richmond American Homes of Arizona, Inc., a Delaware corporation**

(Seal)

My commission expires:

09-17-2024

Notary Public



LUZ A. RODRIGUEZ
Notary Public - Arizona
Maricopa Co. / #587420
Expires 09/17/2024

Escrow.No.: 94017364-094-AR

EXHIBIT "A"
Legal Description

Lot 7, VILLAGO PARCEL 15, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 30.

WARRANTY

ESCROW NO.: 94017364 094 AR

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Carl Dwayne Rosson and Sonia Rosson, husband and wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, and executed by Richmond American Homes of Arizona, Inc., a Delaware corporation as Grantors, to Carl Dwayne Rosson and Sonia Rosson, husband and wife as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: December 21, 2022


GRANTEES:

Carl Dwayne Rosson Sonia Rosson
Carl Dwayne Rosson Sonia Rosson

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"

State of Arizona
County of Maricopa } ss:

The foregoing document was acknowledged before me this 21st day of December, 2022,
by Carl Dwayne Rosson and Sonia Rosson

(Seal)  **BRIAN ROTHENBERG**
Notary Public - Arizona
Pinal Co. / #630927
Expires 08/15/2026
My commission expires: 8-15-2026

[Signature]
Notary Public

Escrow No.: 94017364-094-AR

EXHIBIT "A"
Legal Description

Lot 7, VILLAGO PARCEL 15, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 30.

UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 515-37-638
 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) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Richmond American Homes of Arizona, Inc.
16427 N Scottsdale Rd, #175
Scottsdale, AZ 85254

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

Carl Dwayne Rosson
2121 W Main Street
Mesa, AZ 85201

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

4. ADDRESS OF PROPERTY:

370 East Caribbean Drive
Casa Grande, AZ 85122

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

Carl Dwayne Rosson
370 East Caribbean Drive
Casa Grande, AZ 85122

(b) Next tax payment due MARCH 2023

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
 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: [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 29 day of December, 2022
 Notary Public: [Signature]
 Notary Expiration Date: 2/15/24



DANIEL POPE
 Notary Public - Arizona
 Maricopa Co. / #578531
 Expires 02/15/2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-126377
 RECORD DATE 12/29/2022

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: \$ 422,048.00

11. DATE OF SALE (Numeric Digits): 07 / 21
 Month / Year

12. DOWN PAYMENT \$ 84,410.00

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):

BUYER & SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent: Carl Dwayne Rosson
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 29 day of December, 2022
 Notary Public: [Signature]
 Notary Expiration Date: _____



BRIAN ROTHENBERG
 Notary Public - Arizona
 Pinal Co. / #630927
 Expires 08/16/2026

EXHIBIT "A"
Legal Description

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WORLDWIDE