



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 01/13/2023 1429

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-003251

Recording requested by:
DHI TITLE AGENCY

When Recorded Return To:
Oscar Simental and Linda Veronica Sanchez
35712 West San Sisto Avenue
Maricopa, AZ 85138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-224701244

**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

Oscar Simental, an unmarried man and Linda Veronica Sanchez, an unmarried woman

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

Lot 109, of TORTOSA SOUTH PARCEL I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 96;

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2021-001063, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation;

TOGETHER WITH a non-exclusive easement over the common areas, as set forth in that document entitled "Master Declaration of Covenants, Conditions and Restrictions for Tortosa, recorded at Fee No. 2004-049140.

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

11

day of

Jan

2023

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

BY:

Wendy Ann Schetter
Authorized Representative

STATE OF ARIZONA

COUNTY OF MARICOPA

On this

11

day of

Jan

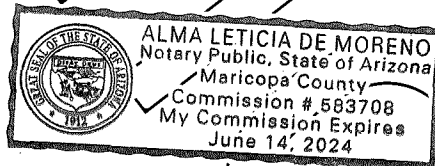
2023

, before me, the undersigned, a Notary Public, personally appeared Wendy A. 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.

Notary Public

My Commission Expires: 6/14/24



ESCROW NO.: 275-224701244

ACCEPTANCE OF JOINT TENANCY DEED

Oscar Simental, an unmarried man and Linda Veronica Sanchez, an unmarried woman 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 **Oscar Simental, an unmarried man and Linda Veronica Sanchez, an unmarried woman** as Grantees, and which conveys certain premises described as:

Lot 109, of TORTOSA SOUTH PARCEL I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 96;

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to the Grantees named therein, not as Tenants in Common, not as Community Property Estate, but as Joint Tenants 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 Joint Tenants with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as joint tenants with right of survivorship.

Dated: 1-13-23

Grantee(s):

[Signature]
Oscar Simental

[Signature]
Linda Veronica Sanchez

STATE OF ARIZONA

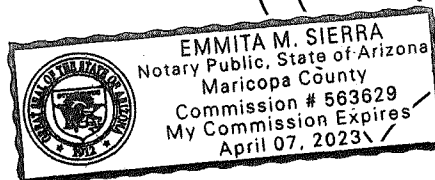
COUNTY OF MARICOPA

On this 13 day of Jan., 2023, before me, the undersigned, a Notary Public, personally appeared Oscar Simental and Linda Veronica Sanchez, who acknowledged themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

Notary Public, State of Arizona

My Commission Expires: 2023 Apr. 7

(SEAL)



Acceptance of Joint Tenancy

275-224701244

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-56-3690

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:

Oscar Simental and Linda Veronica Sanchez

4260 East Cassia Way

Phoenix, AZ 85044

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

35712 West San Sisto Avenue

Maricopa, AZ 85138

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

Oscar Simental and Linda Veronica Sanchez

35712 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
FEE NO
RECORD DATE

PINAL
2023-003251
01/13/2023

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: \$ 388000 00

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

12. DOWN PAYMENT \$ 19400 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 January, 2023

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this day of January, 2023

Notary Public

Notary Expiration Date

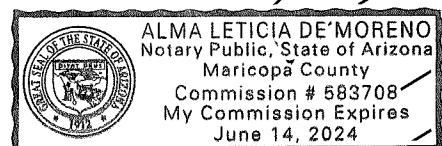
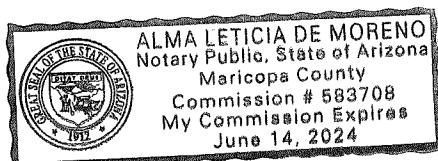


EXHIBIT "A"

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DRAFT