



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 02/27/2023 1544

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-013742

Recording Requested by:
First American Title Insurance Company

When recorded, mail to:
Orlanda Sotomayor Morfin and Rene Andrade Barragan
35770 West Santa Barbara Avenue
Maricopa, AZ 85138

SPECIAL WARRANTY DEED

Escrow No. 435-6257211 (CF)

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

Ashton Woods Arizona L.L.C., a Nevada limited liability company, the GRANTOR does hereby convey to

Orlanda Sotomayor Morfin and Rene Andrade Barragan, wife and husband and Yolanda Morfin DeRomo, 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 84, OF TORTOSA SOUTH PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 92.

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: February 25, 2023

Ashton Woods Arizona L.L.C., a Nevada
Limited Liability Company

Tara South
By: Tara South,
Its: Vice President of Finance

STATE OF Arizona)

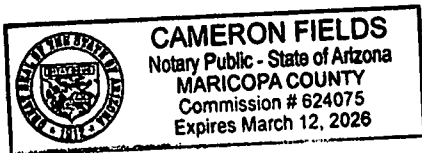
County of Maricopa) ss.

On Feb. 25, 2023, before me, the undersigned Notary Public, personally appeared **Tara South**, 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 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: 3/12/26

Cameron Fields
Notary Public



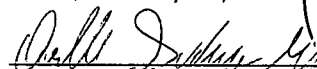
ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated February 25, 2023 by and between **Ashton Woods Arizona L.L.C., a Nevada limited liability company** and **Orlanda Sotomayor Morfin and Rene Andrade Barragan, wife and husband and Yolanda Morfin DeRomo, an unmarried woman.**

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: February 25, 2023


Orlanda Sotomayor Morfin


Yolanda Morfin DeRomo


Rene Andrade Barragan

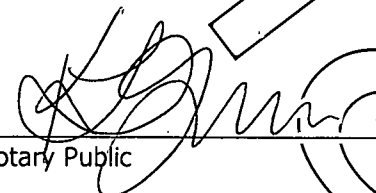
STATE OF AZ

County of Maricopa

On February 27th, 2023, before me, the undersigned Notary Public, personally appeared **Orlanda Sotomayor Morfin and Rene Andrade Barragan and Yolanda Morfin DeRomo**, 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: June 22, 2024


Notary Public



AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 502-53-7280 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:**Ashton Woods Arizona L.L.C.
8655 East Via De Ventura Suite F-250
Scottsdale, AZ 85258**3. (a) BUYER'S NAME AND ADDRESS:**Orlanda Sotomayor Morfin and Rene Andrade Barragan and Yolanda Morfin DeRomo
35770 West Santa Barbara Avenue
Maricopa, AZ 85138(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:35770 West Santa Barbara Avenue
Maricopa, AZ 85138**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**Orlanda Sotomayor Morfin and Rene Andrade Barragan and Yolanda Morfin DeRomo35770 West Santa Barbara Avenue
Maricopa, AZ 85138(b) Next tax payment due 10/2023**6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box**

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agriculture
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
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.

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 MaricopaSubscribed and sworn to before me on this 27 day of FEB 2023

Notary Public

Notary Expiration Date June 22, 2024

DOR FORM 82162 (04/2014)

**KAREN LEIGH GROSSMAN**
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 584773
My Comm. Exp. June 22, 2024**FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION PINAL
FEE NO 2023-013742
RECORD DATE 02/27/2023**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: \$ 358,990.00 00**11. DATE OF SALE (Numeric Digits):** 0 1 / 2 3
Month/Year**12. DOWN PAYMENT** \$ 248,990.00 00**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from Financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
(2) ☐ VA
c. ☐ Assumption of existing loan(s) (3) ☐ FHA
d. ☐ Seller Loan (Carryback) 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 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):Orlanda Sotomayor Morfin and Rene Andrade Barragan and Yolanda Morfin DeRomo
35770 West Santa Barbara Avenue
Maricopa, AZ 85138**18. LEGAL DESCRIPTION (attach copy if necessary):**LOT 84 OF TORTOSA SOUTH PARCEL C (G / 92)

Signature of Buyer / Agent

State of Arizona, County of MaricopaSubscribed and sworn to before me on this 27 day of FEB 2023

Notary Public

Notary Expiration Date June 22, 2024**KAREN LEIGH GROSSMAN**
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 584773
My Comm. Exp. June 22, 2024