



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 05/15/2023 0918

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2023-035173

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
James Lozon and Dorce Lozon
2697 East Haymore Court
Gilbert, AZ 85298

SPECIAL WARRANTY DEED

Escrow No. 214-6258552 (JRS)

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

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

James Lozon and Dorce Lozon, husband and wife, 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 3

THAT PORTION OF THE NORTHWEST QUARTER OF PARCEL 25, "AMENDED RESULTS OF SURVEY BONANZA HIGHLANDS", AS RECORDED IN BOOK 2 OF SURVEYS, PAGE 192 AND AMENDED IN AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 96-004063 OF OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, LYING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, AND THE SOUTHWEST CORNER OF SAID PARCEL 25, BEING MARKED BY A GLO BRASS CAP, FROM WHICH POINT, THE CENTER OF SECTION 25 BEING MARKED BY A 1/2 INCH REBAR BEARS NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 2642.93 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 AND THE WEST LINE OF PARCEL 25, A DISTANCE OF 1321.47 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 25, BEING MARKED BY A 1/2 INCH REBAR;

THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL 25, A DISTANCE OF 165.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165.09 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 16 SECONDS WEST, A DISTANCE OF 329.81 FEET;

File No.: 214-6258552 (JRS)
A.P.N.: 509-19-0500

Warranty Deed - continued

THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST, A DISTANCE OF 165.09 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 07 SECONDS EAST, A DISTANCE OF 329.81 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM UNITED STATES OF AMERICA.

(ALSO KNOWN AS: LOT-3, OF BONANZA HIGHLANDS PARCEL 25 MINOR LAND DIVISION MAP, ACCORDING TO THE SURVEY OF RECORD IN PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2022-067376, 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: April 13, 2023

Official

File No.: 214-6258552 (JRS)
A.P.N.: 509-19-0500

Warranty Deed - continued

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Nexstar Homes, LLC, an Arizona limited liability company

By: [Signature]
Name: Dallin S. Simonton
Title: Manager

STATE OF

AZ

County of

Maricopa) ss.

On May 8th, 2023, before me, the undersigned Notary Public, personally appeared **Dallin S. Simonton, Manager of Nexstar Homes, LLC**, 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: 3/01/26

[Signature]
Notary Public



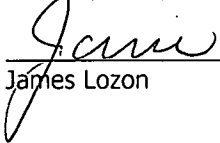
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

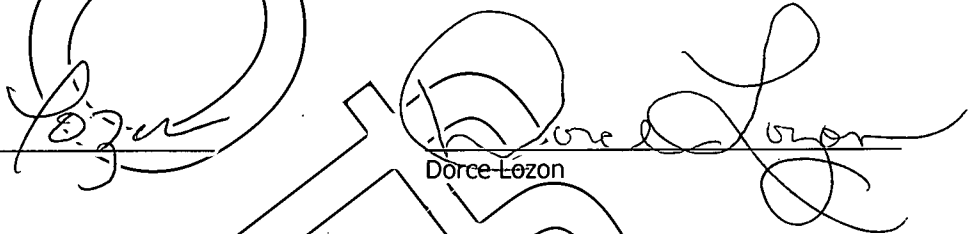
This Acceptance is to be attached to: Warranty Deed dated April 13, 2023 by and between Nexstar Homes, LLC, an Arizona limited liability company and James Lozon and Dorce Lozon, husband and wife.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: April 13, 2023


James Lozon


Dorce Lozon

STATE OF AZ)
County of Maricopa) ss.

On 5/11/2023, before me, the undersigned Notary Public, personally appeared **James Lozon and Dorce Lozon**, 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: 3/01/26


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-19-0500
 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:

Nexstar Homes, LLC
2350 East Germann Road, Suite 35
Chandler, AZ 85286

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

James Lozon and Dorce Lozon
2697 East Haymore Court
Gilbert, AZ 85298

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

4. ADDRESS OF PROPERTY:

2183 West Josiah Trail
Queen Creek, AZ 85142

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

James Lozon and Dorce Lozon
2697 East Haymore Court
Gilbert, AZ 85298

(b) Next tax payment due 10/01/2023

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. 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 f 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 8th day of May 2023

Notary Public Jennifer Stuart

Notary Expiration Date 3/01/26

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DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2023-035173
 RECORD DATE 05/15/2023

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: \$ 679,000.00 00

11. DATE OF SALE (Numeric Digits): 0 / 1 / 23 Month/Year

12. DOWN PAYMENT \$ 679,000. 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 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):

James Lozon and Dorce Lozon
2697 East Haymore Court
Gilbert, AZ 85298

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED EXHIBIT-A

Signature of Buyer / Agent _____

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 11th day of May 2023

Notary Public Jennifer Stuart

Notary Expiration Date 3/01/26



EXHIBIT 'A'

File No.: **214-6258552 (JRS)**

Property: **2183 West Josiah Trail, Queen Creek, AZ 85142**

LOT 3

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A.P.N. 509-19-0500