



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 09/11/2023 1259

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2023-067169

Recording requested by:
DHI TITLE AGENCY

When Recorded Return To:
Chad E. Lindsey
35820 West San Sisto Avenue
Maricopa, AZ 85138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-234701040 **112**

**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

Chad E. Lindsey, an unmarried man

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

Lot 115, 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 8 day of September, 2023

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

BY: 

Authorized Representative

STATE OF ARIZONA

COUNTY OF MARICOPA

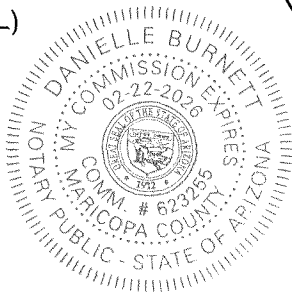
The foregoing instrument was acknowledged before me on this 8 day of September, 2023, by Victor Gonzalez, Jr., Authorized Representative of D. R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.



Notary Public, State of Arizona

My Commission Expires: 2-22-2026

(SEAL)



[Large diagonal watermark text: "Horton" and "D.R."]

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-56-3750.

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:

Chad E. Lindsey
13614 N 15th Dr
Phoenix, AZ 85023

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

4. ADDRESS OF PROPERTY:

35820 West San Sisto Avenue
Maricopa, AZ 85138

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

Chad E. Lindsey
35820 West San Sisto Avenue
Maricopa, AZ 85138

(b) Next tax payment due: October 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
i. ☐ Other Use; Specify:
d. ☐ 2-4 Plex
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 2023-067169 09/11/2023

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: \$ 345000 00

11. DATE OF SALE (Numeric Digits): 07 / 2023
Month / Year

12. DOWN PAYMENT \$ 0 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 8 day of September, 2023

Notary Public

Notary Expiration Date 2-22-2026

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 8 day of September, 2023

Notary Public

Notary Expiration Date 2-22-2026

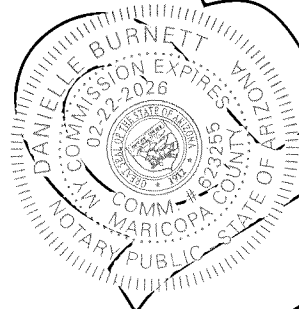
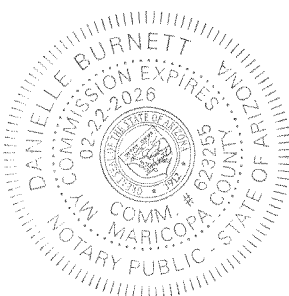


EXHIBIT "A"

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