



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 09/28/2023 1454

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-072177

RECORDING REQUESTED BY:

Fidelity National Title Agency Inc.

WHEN RECORDED MAIL TO:

Kevin Lee
1367 N Larat Ln
Coolidge, AZ 85128

Escrow No.: FM94231959-AR

APN: 209-40-477

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration,

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

does hereby convey to

Kevin Lee, a married man as his sole and separate property

the following real property situated in County of Pinal, State of Arizona:

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

SUBJECT TO: Current taxes and other assessments, reservation in patents and all easements, right of way, covenants, conditions and restrictions 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.

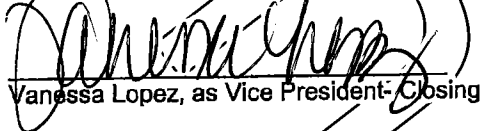
SPECIAL WARRANTY DEED
(continued)

IN WITNESS WHEREOF, said Corporation has caused these presents to be signed by its duly authorized officer(s), this,

Dated: August 29, 2023

Grantor:

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


Vanessa Lopez, as Vice President- Closing

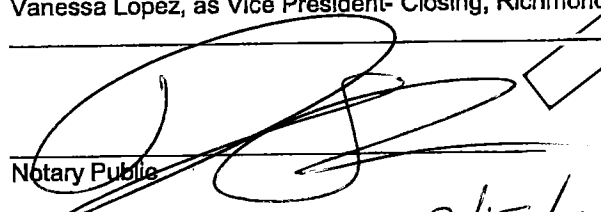
NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of ARIZONA

County of MARICOPA

This instrument was acknowledged before me on this 22 day of September, 2023, by

Vanessa Lopez, as Vice President- Closing, Richmond American Homes of Arizona, Inc., a Delaware corporation


Notary Public

My Commission Expires: 2/15/24

[SEAL]



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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 209-40-477

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 63, Cross Creek Ranch 1 Phases 6-8, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet G, Slide 52.

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 209-40-477
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Richmond American Homes of Arizona, Inc, a Delaware Corporation
16427 N Scottsdale Road, Ste. 175
Scottsdale, AZ 85254

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

Kevin Lee
1287 N Alma School Rd Unit 253
Chandler, AZ 85224

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1367 N Larat Ln
Coolidge, AZ 85128-1053

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

Kevin Lee
1367 N Larat Ln
Coolidge, AZ 85128-1053
(b) Next tax payment due March 1, 2024

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.

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 this 28 day of SEPT 2023
Notary Public _____
Notary Expiration Date 10-11-25



AMY L. SCHAUPETER
Notary Public - Arizona
Maricopa Co. / #607090
Expires 06/14/2025

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-072177
RECORD DATE 09/28/2023

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: \$ 341,000 00

11. DATE OF SALE (Numeric Digits): 09 / 2023
Month / Year

12. DOWN PAYMENT \$ 17,050 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial Institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)

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 and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer (Agent) _____
State of ARIZONA, County of MARICOPA
Subscribed and sworn to before me this 28 day of SEPT 2023
Notary Public _____
Notary Expiration Date 10-11-25



AMY L. SCHAUPETER
Notary Public - Arizona
Maricopa Co. / #607090
Expires 06/14/2025

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Proprietary