



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 01/31/2024 1413

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2024-007178

When recorded return to:

BRIGHTLAND TITLE

RECORDING COVER SHEET

This **SPECIAL WARRANTY-DEED** is being re-recorded to correct the legal description to:

LOT 57 OF RANCHO EL DORADO PHASE III, PARCEL 44/47, A REPLAT OF LOTS 1064 THROUGH 1224 INCLUSIVE, TRACTS A3 THROUGH E3 INCLUSIVE, TRACTS R3, S3 AND TRACTS V3 THROUGH Z3 INCLUSIVE; ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO, 2019-108490



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Dana Lewis
Electronically Recorded

DATE/TIME: 01/26/2024 0928

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-005713

RECORDING REQUESTED BY:

Brightland Title Arizona, LLC

AND WHEN RECORDED MAIL TO:

Brian Dean Kirchner and Cynthia Fay Kirchner
40840 W AGAVE RD
Maricopa, AZ 85138

ESCROW NO.: 2022-1266-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Gehan Homes of Arizona, LLC, an Arizona Limited Liability Company

do/does hereby convey to

Brian Dean Kirchner and Cynthia Fay Kirchner, husband and wife

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

LOT 57, OF RE-PLAT OF RANCHO EL DORADO PHASE III, PARCEL 44/47, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NUMBER 2019-108490 OF OFFICIAL RECORDS.

Subject to the following:

- i. All matters on the ground that a true and correct survey or inspection of the Property would reveal.
- ii. All easements, rights-of-way and prescriptive rights, whether of record or not.
- iii. All covenants, conditions, restrictions and other matters of record (excluding any deed of trust executed by Grantor as Trustor) and all zoning and other governmental laws and ordinances.
- iv. The liens securing payment of all taxes and assessments and the liens, if any, securing payment of maintenance or homeowners' association fees, charges or dues for the closing of the transaction consummated hereby (the "Closing") and period in which the Closing occurs and the obligation to pay such amounts for future periods and transactions.
- v. An easement of ingress and egress which is hereby granted for the benefit of Grantor, its employees, subcontractors, successors and assigns, over and upon the front, side and rear yards of the Property as may be expedient or necessary for the construction, servicing and completion of dwellings and grading upon lots adjacent to the Property, provided that such easement shall terminate sixty (60) days after the final completion of all dwellings and grading upon all lots adjacent to the Property.
- vi. A license to complete any remaining incomplete work, including reasonable access to the interior of the house upon reasonable notice.
- vii. Matters referenced in the purchase agreement from which this special warranty deed arose.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities 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.

Dated: January 1, 2024

GRANTOR(S):

Brightland Homes of Arizona, LLC., an Arizona Limited Liability Company, formerly known as Gehan Homes of Arizona, LLC

BY: 

Mark Moskal, Phoenix Division President

STATE OF ARIZONA

COUNTY OF MARICOPA

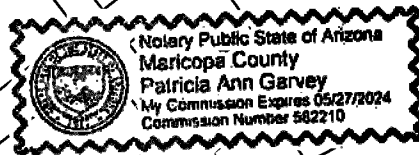
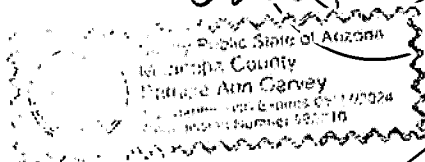
I, Patricia Ann Garvey, a Notary Public for the County of Maricopa and State of Arizona, do hereby certify that Mark Moskal personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this, the 11 of January, 2024.


Notary Public

My Commission Expires: 5-27-24

(SEAL)



**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Brian Dean Kirchner and Cynthia Fay Kirchner, husband and wife 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 which is dated January 1, 2024, and executed by **Gehan Homes of Arizona, LLC, an Arizona Limited Liability Company** as Grantors, to **Brian Dean Kirchner and Cynthia Fay Kirchner, husband and wife** as Grantees, and which conveys certain premises described as:

LOT 57, OF RE-PLAT OF RANCHO EL DORADO PHASE III, PARCEL 44/47, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NUMBER 2019-108490 OF OFFICIAL RECORDS.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property 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 Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: January 25, 2024

Grantee(s):

Brian Kirchner
Brian Dean Kirchner

Cynthia Kirchner
Cynthia Fay Kirchner

ESCROW NO.: 2022-1266-02

STATE OF ARIZONA

COUNTY OF MARICOPA

1. Alice Nunez

a Notary Public for the County of Maricopa and State of Arizona, do hereby certify that Brian Dean Kirchner and Cynthia Fay Kirchner

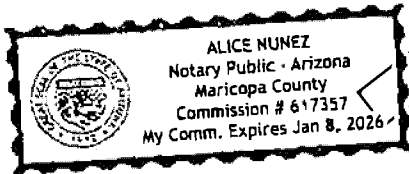
personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 25 of January, 2024.

Alice Nunez
Notary Public

My Commission Expires: 1-8-2026

(SEAL)



FOR NOTARY SEAL OR STAMP

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 512-46-7950

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**

Gehan Homes of Arizona, LLC, an Arizona Limited Liability Company

1501 W Fountainhead Parkway, Suite 150

Tempe, AZ 85282

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

Brian Dean Kirchner and Cynthia Fay Kirchner

1391 W Bartlett Way

Chandler, AZ 85248

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

40840 W AGAVE RD

Maricopa, AZ 85138

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

Brian Dean Kirchner and Cynthia Fay Kirchner

40840 W AGAVE RD

Maricopa, AZ 85138

(b) Next tax payment due: November 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
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

2024-007178

01/31/2024

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: \$ 407000 00**11. DATE OF SALE (Numeric Digits):** 01 / 2024
Month / Year**12. DOWN PAYMENT** \$ 5000 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):

Brightland Title Arizona, LLC

1501 W Fountainhead Parkway, Suite 193

Tempe, AZ 85282

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.

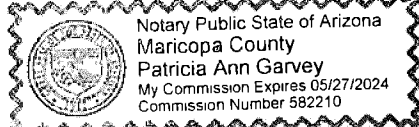
Signature of Seller / Agent

State of Arizona County of MaricopaSubscribed and sworn to before me on this 31 day of January 2024

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)



Signature of Buyer / Agent

State of Arizona County of MaricopaSubscribed and sworn to before me on this 25 day of Jan 2026

Notary Public

Notary Expiration Date

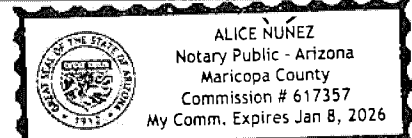


EXHIBIT "A"

LOT 57, OF RE-PLAT OF RANCHO EL DORADO PHASE III, PARCEL 44/47, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NUMBER 2019-108490 OF OFFICIAL RECORDS.

Unofficial