



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 06/28/2024 1428

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-049380

Recording requested by:
DHI TITLE AGENCY

When Recorded Return To:
**Gilbert Thomas Leyva, III and Jazmine Joy
Matthews**
1565 E Squire Drive
Casa Grande, AZ 85122

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-244700856 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

Gilbert Thomas Leyva, III, an unmarried man and Jazmine Joy Matthews, an unmarried woman

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

Lot 183, of CARLTON COMMONS PHASE 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabint F, Slide 176 and Certificate of Correction recorded at Fee No. 2007-030284.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2021-159570, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation

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 27 day of June, 2024

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

BY: [Signature]
Authorized Representative

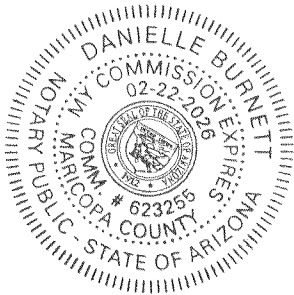
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this 27 day of June, 2024, by Sheila Denise Salo, Authorized Representative of D. R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Arizona
My Commission Expires: 02/22/2026

(SEAL)



D.R. HORTON

ESCROW NO.: 275-244700856

ACCEPTANCE OF JOINT TENANCY DEED

Gilbert Thomas Leyva, III, an unmarried man and Jazmine Joy Matthews, an unmarried woman 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 executed by **D.R. Horton, Inc., a Delaware corporation** as Grantors to **Gilbert Thomas Leyva, III, an unmarried man and Jazmine Joy Matthews, an unmarried woman** as Grantees, and which conveys certain premises described as:

Lot 183, of CARLTON COMMONS PHASE 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabint F, Slide 176 and Certificate of Correction recorded at Fee No. 2007-030284.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2021-159570, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation

to the Grantees named therein, not as Tenants in Common, not as Community Property Estate, but as Joint Tenants 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 Joint Tenants with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as joint tenants with right of survivorship.

Dated: 6/28/24

Grantee(s):

Gilbert Leyva
Gilbert Thomas Leyva, III

Jazmine Matthews
Jazmine Joy Matthews

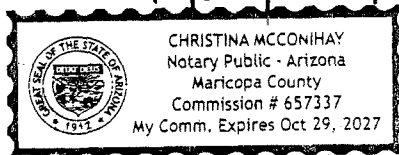
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this 28th day of June 2024, by Gilbert Thomas Leyva, III and Jazmine Joy Matthews.

Christina McConihay
Notary Public, State of Arizona
My Commission Expires: 10/29/2027

(SEAL)



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-27-1830
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

D.R. Horton, Inc.
2525 West Frye Road, Suite 100
Chandler, AZ 85224

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

Gilbert Thomas Leyva, III and Jazmine Joy Matthews
1707 N St Francis Pl
Casa Grande, AZ 85122

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1565 E Squire Drive
Casa Grande, AZ 85122

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

Gilbert Thomas Leyva, III and Jazmine Joy Matthews
1565 E Squire Drive
Casa Grande, AZ 85122

(b) Next tax payment due: October 1, 2024

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. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify:

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 PINAL
FEE NO 2024-049380
RECORD DATE 06/28/2024

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: \$ 350000 00

11. DATE OF SALE (Numeric Digits): 06 / 2024
Month / Year

12. DOWN PAYMENT \$ 6340 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:

\$ 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 27 day of June, 2024

Notary Public _____

Notary Expiration Date 2-23-2026

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent _____

State of Arizona _____, County of Pinal

Subscribed and sworn to before me on this 27 day of June, 2024

Notary Public _____

Notary Expiration Date 2-23-2026

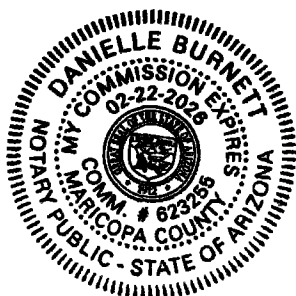


EXHIBIT "A"

Lot 183, of CARLTON COMMONS PHASE 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabint F, Slide 176 and Certificate of Correction recorded at Fee No. 2007-030284.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2021-159570, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation

CARLTON COMMONS PHASE 1