



DATE/TIME: 09/16/2024 1443
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-070243

Recording Requested By:
OFN National Escrow Services, LLC

After recording please mail to:
Adrian Jimenez and Marchello
Montgomery
13153 E Desert Lily Ln, Florence,
AZ 85132

[Space Above This Line For Recording Data]

ARIZONA SPECIAL WARRANTY DEED

Shawna Dobbins whose address is **13153 E Desert Lily Ln, Florence, AZ 85132**, hereinafter referred to as "GRANTOR", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration paid to GRANTOR in hand by **Adrian Jimenez and Marchello Montgomery** whose address is **13153 E Desert Lily Ln, Florence, AZ 85132**, hereinafter referred to as "GRANTEE", the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto the said GRANTEE herein all of that certain real property, together with any improvements thereon and/or improvements to be constructed thereon, located at **Pinal County, Arizona** and more particularly described as follows:

LOT 367, MAGMA RANCH II-UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 193 AND AFFIDAVIT OF CORRECTION RECORDED AS 2006-084092, OF OFFICIAL RECORDS.

13153 E. DESERT LILY LN, Florence, AZ 85132
[The "Property"]

BEING the same property conveyed to GRANTOR by deed from **LGI Homes - Arizona, LLC**, dated **July 29, 2019** and recorded on **August 2, 2019** in Book, Volume, or Liber No. **N/A**, at Page **N/A** (or as No. **2019-062829**), in the Office of the Recorder of **Pinal** County, State of Arizona.

TO HAVE AND TO HOLD the above-described Property together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said GRANTEE and GRANTEE'S heirs, executors and assigns forever. GRANTOR does hereby bind itself and its successors to WARRANT and DEFEND the title unto the said GRANTEE and GRANTEE'S heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, WHEN THE CLAIM IS BY, THROUGH OR UNDER GRANTOR BUT NOT OTHERWISE. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above-described Property as now reflected by the records of the County Recorder in said County and State and to any applicable zoning laws or ordinances and building, use and occupancy codes.

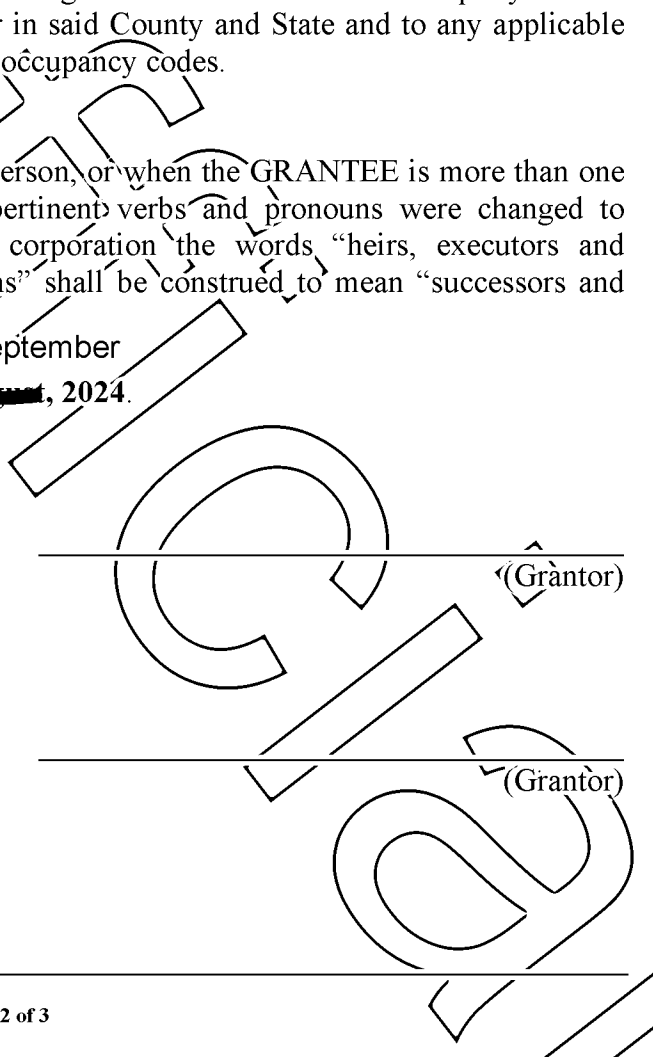
When this Deed is executed by more than one person, or when the GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs, executors, and assigns" shall be construed to mean "successors and assigns."

9th ^{as} September

EXECUTED on this the ~~20th~~ day of ~~August~~, 2024.



Shawna Dobbins (Grantor)



(Grantor)

(Grantor)

(Grantor)

ACKNOWLEDGMENT

State of **New Mexico**

§
§
§

County of **Dona Ana**

The foregoing instrument was acknowledged before me this **09/09/2024**
by **Shawna Dobbins**.

Aisha S Stewart

Signature of Person Taking Acknowledgment

Aisha S Stewart

Printed Name

Notary Public

Notarized online using audio-video communication

Title or Rank

Serial Number (if any):

My Commission Expires: **08/22/2026**

Aisha S Stewart
Electronic Notary Public
State of New Mexico
Commission #: 1138612
Commission Expires: 08/22/2026

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210 - 83 - 367 - 0
 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:

Shawna Dobbins
13153 E Desert Lily Lane
Florence, AZ. 85132

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

Adrian Jimenez and Marchello Montgomery
13153 E Desert Lily Lane
Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:

13153 E Desert Lily Lane
Florence, AZ. 85132

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

Adrian Jimenez and Marchello Montgomery
13153 E Desert Lily Lane
Florence, AZ. 85132

(b) Next tax payment due 10/01/24

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:

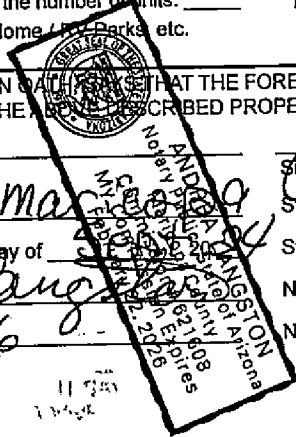
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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 / Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, DEPOSES 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 AZ, County of Maricopa
 Subscribed and sworn to before me on this 11 day of February, 2024
 Notary Public Andreea Stangor
 Notary Expiration Date 2-22-26



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2024-070243
 RECORD DATE 09/16/2024

- 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: \$ 181,338 00

11. DATE OF SALE (Numeric Digits): 08/24
 Month / Year

12. DOWN PAYMENT \$ 30,000 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:
 \$ 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):
 1st Option Title
7975 N Hayden Rd. #A-200
Scottsdale, AZ. 85258

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Attached Legal

Signature of Buyer / Agent _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 11 day of February, 2024
 Notary Public Andreea Stangor
 Notary Expiration Date 2-22-26

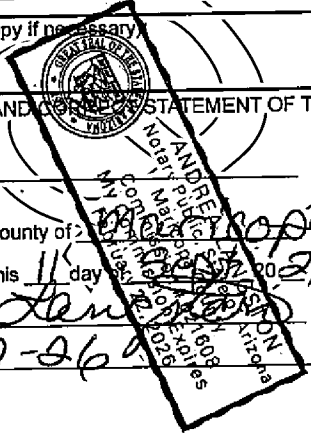


EXHIBIT A

Lot 367, of MAGMA RANCH II - UNIT 2, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 193 and Affidavit of Correction recorded as 2006-084092, of Official Records.

NOFFICE