



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 11/21/2024 1056

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-089498

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Luis Orlando Soto Garcia
7028 East Drygulch Road
San Tan Valley, AZ 85413

SPECIAL WARRANTY DEED

Escrow No. 435-6335217 (ml)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Landsea Homes of Arizona, LLC, a Delaware limited liability company, the GRANTOR does hereby convey to

Luis Orlando Soto Garcia and Yeimi Alexandra Gutierrez Tiria, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot 39, according to the Final Plat for San Tan Gateway Unit IA Parcel 18, recorded on October 19, 2022, as Instrument No. 2022-108913, in the official records of the County Recorder of Pinal County, Arizona.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: November 12, 2024

Landsea Homes of Arizona LLC , a Delaware limited liability company

By: Landsea Homes US Corporation, a Delaware corporation, as Manager

By: _____
Name: Tiffany Greene
Title: Authorized Signer

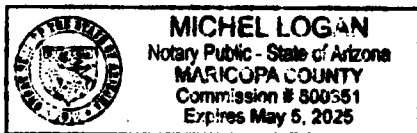
STATE OF AZ)
County of Maricopa)ss.

On NOV 20, 2024, before me, the undersigned Notary Public, personally appeared **Tiffany Greene**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Michel Logan
Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated November 12, 2024 by and between Landsea Homes of Arizona, LLC, a Delaware limited liability company and Luis Orlando Soto García and Yeimi Alexandra Gutierrez Tiria, husband and wife.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: November 12, 2024

Luis Orlando Soto-Garcia

Luis Orlando Soto Garcia

Yeimi Alexandra Gutierrez Tiria

Yeimi Alexandra Gutierrez Tiria

STATE OF AZ

County of maricopa)
)ss.

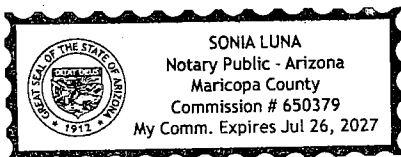
On November 20, 2024, before me, the undersigned Notary Public, personally appeared **Luis Orlando Soto Garcia and Yeimi Alexandra Gutierrez Tiria**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/her/~~their~~ authorized capacity(ies) and that by his/her/~~their~~ signature(s) on the instrument is/~~are~~ the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Sonia Luna

Notary Public

My Commission Expires:



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-24-7280
 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:

Landsea Homes of Arizona, LLC
7600 East Doubletree Ranch Road Suite 240
Scottsdale, AZ 85258

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

Luis Orlando Soto Garcia and Yeimi Alexandra Gutierrez Tina YAST
7028 East Drygulch Road
San Tan Valley, AZ 85413

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

7028 East Drygulch Road
San Tan Valley, AZ 85413

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

Luis Orlando Soto Garcia and Yeimi Alexandra Gutierrez Tina
7028 East Drygulch Road
San Tan Valley, AZ 85413

(b) Next tax payment due 03/2025

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. Agriculture
- 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.

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]
 Signature of Seller / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 20 day of NOV 2024

Notary Public [Signature]

Notary Expiration Date 2/24/25

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2024-089498
 RECORD DATE 11/21/2024

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: \$452,501.00 00

11. DATE OF SALE (Numeric Digits): 1 1 / 2 4
 Month/Year

12. DOWN PAYMENT \$8,197.00 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):

Luis Orlando Soto Garcia and Yeimi Alexandra Gutierrez Tina YAST
7028 East Drygulch Road
San Tan Valley, AZ 85413

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 39, (2022-108913).

[Signature]
 Signature of Buyer / Agent

State of Arizona County of maricopa

Subscribed and sworn to before me on this 20 day of November 2024

Notary Public [Signature]

Notary Expiration Date 7/26/27

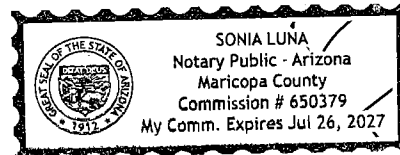


EXHIBIT "A "

Escrow No. 435-6335217 (ml)

Lot 39, according to the Final Plat for San Tan Gateway Unit IA Parcel 18, recorded on October 19, 2022, as Instrument No. 2022-108913, in the official records of the County Recorder of Pinal County, Arizona.

WORLDWIDE