



RECORDING REQUESTED BY:
Fidelity National Title Agency Inc

DATE/TIME: 01/15/2025 1149
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-003123

WHEN RECORDED MAIL TO:
Jackie Y Reid
Jackie Y Reid and Sharla J Reid, Trustees of The Jackie
Y Reid and Sharla J Reid Trust dated March 24, 2011
18810 E Panchito Dr
Gold Canyon, AZ 85118

Escrow No.: FM65242741-AR
APN: 104-17-741

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

Jackie Y Reid and Sharla J Reid, Trustees of The Jackie Y Reid and Sharla J Reid Trust dated March 24, 2011

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

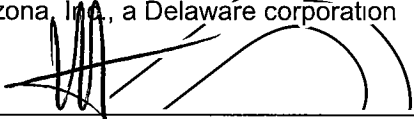
SPECIAL WARRANTY DEED
(continued)

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

Dated January 2, 2025

Grantor

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



Rick K Morris, as Division President

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of ARIZONA

County of MARICOPA

This instrument was acknowledged before me on this 2 day of JANUARY, 2025, by

Rick K Morris, as Division President, Richmond American Homes of Arizona, Inc, a Delaware corporation

Notary Public



LUZ A. RODRIGUEZ
Notary Public - Arizona
Maricopa Co. / #671949
Expires 09/17/2028

My Commission Expires 9-17-2028

[SEAL]

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 104-17-741

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

Lot 94, Entrada Del Oro Unit 2-Parcel 2A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Recording No 2021-091971,

Except 1/16th of all oil, gases and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils and fertilizers of every name and description together with all uranium and thorium and all materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes as reserved in Patents for Lot 1 and the Northeast quarter of the Northwest quarter and the North half of the Northeast quarter of Section 30, Township 1 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona recorded in Docket 860, page 848 and recorded in Docket 860, page 857, records of Pinal County, Arizona, and

Except all minerals and all gas, oil, metals and mineral rights reserved by the United States of America as disclosed in Patents for Lot 2 and the Southeast quarter of the Northwest quarter and the South half of the Northeast quarter of Section 30, Township 1 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona recorded in Docket 1433, page 54 and recorded in Docket 1484, page 195, records of Pinal County, Arizona

OFFICIALS

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 104-17-741
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 Rd, Ste 175
Scottsdale, AZ 85254

3 (a) BUYER'S NAME AND ADDRESS

Jackie Y Reid and Sharla J Reid, Trustees of The Jackie Y Reid and Sharla J Reid Trust dated March 24, 2011
115 N Meadow Dr
Payson 85441

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

If Yes, state relationship _____

4 ADDRESS OF PROPERTY

18810 E Panchito Dr
Gold Canyon, AZ 85118

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

Jackie Y Reid and Sharla J Reid, Trustees of The Jackie Y Reid and Sharla J Reid Trust dated March 24, 2011
18810 E Panchito Dr
Gold Canyon, AZ 85118

(b) Next tax payment due October 1, 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 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

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 _____ day of _____, 2025
Notary Public _____
Notary Expiration Date 09/17/2028

LUZ A. RODRIGUEZ
Notary Public - Arizona
Maricopa Co. / #671949
Expires 09/17/2028

COUNTY OF RECORDATION PINAL
FEE NO 2025-003123
RECORD DATE 01/15/2025

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: \$ 525,000 00

11 DATE OF SALE (Numeric Digits) 12 / 2024
Month / Year

12 DOWN PAYMENT \$ 525,000 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)

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 _____ day of _____, 2025

LUZ A. RODRIGUEZ
Notary Public - Arizona
Maricopa Co. / #671949
Expires 09/17/2028

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