



DATE/TIME: 02/10/2025 1238  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2025-009624

**Recording Requested By/Return to:**  
TIMIOS, INC.  
REO RECORDING  
2301 W PLANO PARKWAY #215  
PLANO, TX 75075  
File No. 36-416987

**Send Tax Notices to:**  
GEORGE FIGUEROA AND MONA FIGUEROA  
2048 E TEAKWOOD PLACE  
CHANDLER, AZ 85249

**This Instrument Prepared By:**  
Thomas ALLGOOD, AZ Bar No. 038175  
o/b/o BC LAW FIRM, P.A.  
1521 CONCORD PIKE SUITE 301  
WILMINGTON, DE 19803

Escrow No. 36-416987

**SPECIAL WARRANTY DEED**  
(Arizona)

Executed this 22 day of January, 2025, for the consideration of **Two Hundred Ninety Six Thousand One and 00/100 Dollars (\$296,001.00)**, and other valuable consideration, I or we,

**U.S. BANK NATIONAL ASSOCIATION** whose mailing address is 60 LIVINGSTON AVE., ST. PAUL, MN 55107, GRANTOR

does hereby convey to

**GEORGE FIGUEROA AND MONA FIGUEROA** whose mailing address is 2048 E.TEAKWOOD PLACE, CHANDLER, AZ 85249, GRANTEE

The following described real property situated in **PINAL** County, Arizona:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN: 2108493202  
Property Address: 4582 E JADEITE DRIVE, SAN TAN VALLEY, AZ 85143

**SUBJECT TO:** Current taxes, assessments, reservations in patents and easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.

And the Grantor(s) warrant the title against its acts and none other.

Dated and delivered on this 22 day of January, 2025.

**U.S. BANK NATIONAL ASSOCIATION**

By: Michael W. Rock

Name: Michael W. Rock

Title: Officer

State of Minnesota

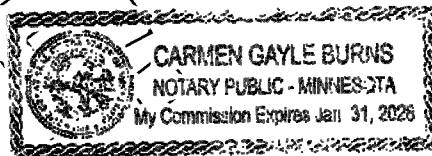
County of Ramsey

On this 22 day of January, 2025, before me, Carmen Gayle Burns, a Notary Public in and for said state, personally appeared Michael W. Rock, as the (Insert Title) Officer of U.S. BANK NATIONAL ASSOCIATION, who 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Minnesota that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carmen Gayle Burns



**01/31/2026**

(Seal)

Exhibit "A"  
Legal Description

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

**LOT 931, THE VILLAGE AT COPPER BASIN UNIT 5B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2013-074919 AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 2015-060349;**

**EXCEPTING THEREFROM ALL MINERALS AND SUBSTANCES, AND THE ASSOCIATED RIGHTS, AS DESCRIBED AND CONVEYED IN THAT CERTAIN INSTRUMENT RECORDED AT FEE NO. 2007-036588, WHEREIN SAID MINERALS AND SUBSTANCES WERE CONVEYED TO DRH ENERGY, INC., A COLORADO CORPORATION**

**APN: 2108493202**

**Property Address: 4582 E JADEITE DRIVE, SAN TAN VALLEY, AZ 85143**

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210 - 84 - 932 - 02  
 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:

U.S. BANK NATIONAL ASSOCIATION  
60 LIVINGSTON AVE.  
ST. PAUL, MN 55107

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

GEORGE FIGUEROA AND MONA FIGUEROA  
2048 E TEAKWOOD PLACE  
CHANDLER, AZ 85249

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

4. ADDRESS OF PROPERTY:

4582 E JADEITE DRIVE  
SAN TAN VALLEY, AZ 85143

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

2048 E TEAKWOOD PLACE  
CHANDLER AZ 85249

(b) Next tax payment due 05/01/25

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.

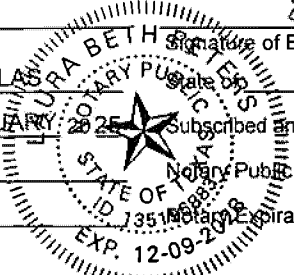
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent [Signature] State of TEXAS County of DALLAS  
 Signature of Buyer / Agent [Signature] State of TEXAS County of DALLAS

Subscribed and sworn to before me on this 10 day of FEBRUARY, 2025 Subscribed and sworn to before me on this 10 day of FEBRUARY, 2025

Notary Public Laura Beth Peters Notary Public Laura Beth Peters

Notary Expiration Date 12-9-28 Notary Expiration Date 12-9-28



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2025-009624  
 RECORD DATE 02/10/2025

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: \$ 296,001 00

11. DATE OF SALE (Numeric Digits): 01/25  
 Month / Year

12. DOWN PAYMENT \$            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):  
CHANIQUA ROSSIN - TIMIOS, INC.  
2301 W. PLANO PKWY. STE. 215  
PLANO TX 75075 (877) 884-6467

18. LEGAL DESCRIPTION (attach copy if necessary):  
SEE EXHIBIT "A" ATTACHED

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