



DATE/TIME: 03/20/2025 1447
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-021093

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Daniel James Arn and Sheri Marie Arn
41954 W Plata St
Maricopa, AZ 85138

WARRANTY DEED

Escrow No. 203-6345324 (TF)

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

Matthew Lucas and Courtne Lucas, husband and wife, the GRANTOR does hereby convey to

Daniel James Arn and Sheri Marie Arn, 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 68, of SANTA ROSA SPRINGS PARCEL 3, according to Cabinet F, slide 21 and Certificate of Correction recorded in Fee No. 2005-170159, records of Pinal County, Arizona.

Except one-half of all oil, gas and other minerals as reserved in instrument recorded in Book 85 of Deeds, Page 228, records of Pinal County, Arizona; And

Except all oil, gas and mineral rights as reserved in instrument recorded in Docket 15, Page 70, records of Pinal County, Arizona.

EXCEPT THEREFROM the minerals and substances, and the associated rights, described and conveyed in that certain instrument recorded at Fee No. 2016-060972, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

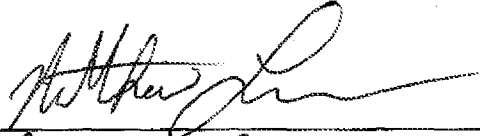
And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.


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Warranty Deed - continued

DATED: February 13, 2025

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.



Matthew Lucas


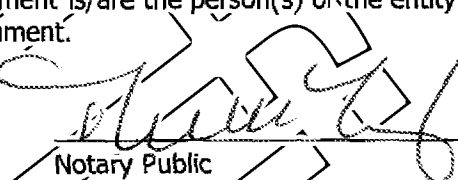
Courtne Lucas

STATE OF AZ)
County of Maricopa) ss.

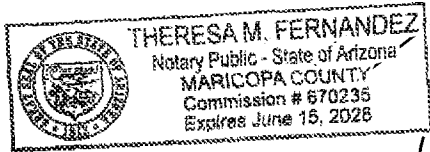
On 3/4, 2025, before me, the undersigned Notary Public, personally appeared **Matthew Lucas and Courtne Lucas**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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: 6/15/2028



Notary Public



Large stylized watermark text, possibly 'C.R.S.' or similar, is visible in the bottom right corner of the page.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-16-4870 2
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:

Matthew Lucas and Courtne Lucas
206 East Congress St
Nora Springs, IA 50458

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

Daniel James Arn and Sheri Marie Arn
41954 W Plata St
Maricopa, AZ 85138

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

41954 W Plata St
Maricopa, AZ 85138

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

Daniel James Arn and Sheri Marie Arn
41954 W Plata St
Maricopa, AZ 85138

(b) Next tax payment due 10/2025

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 of Seller / Agent _____

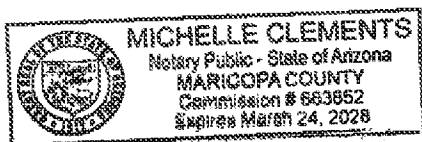
State of Arizona _____, County of _____

Subscribed and sworn to before me on this 18th day of March 2025

Notary Public Michelle Clements

Notary Expiration Date 3-24-28

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-021093
RECORD DATE 03/20/2025

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: \$ 449,000.00 **00**

11. DATE OF SALE (Numeric Digits): 03 / 20 25
Month/Year

12. DOWN PAYMENT: \$ 8133.00 **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:

\$ 0.00 **00 AND**

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

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):

Daniel James Arn and Sheri Marie Arn
41954 W Plata St
Maricopa, AZ 85138

18. LEGAL DESCRIPTION (attach copy if necessary):

SANTA ROSA SPRINGS PARCEL 3 LOT 68 SEC 35-45-38 8272 SQ FT 0.19 AC

Signature of Buyer / Agent _____

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 18th day of March 2025

Notary Public _____

Notary Expiration Date 3/19/2026

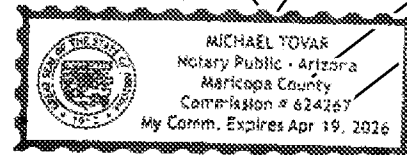


EXHIBIT 'A'

File No.: **203-6345324 (TF)**

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DRH Energy, Inc.