



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**
Electronically Recorded

DATE/TIME: 05/27/2025 1510
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-042744

Recording requested by:
DHI TITLE AGENCY

When Recorded Return To:
Ronald E. Bentrup
1886 West Sombra Avenue
Apache Junction, AZ 85120

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-254700611

**CORPORATION
SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: THAT

D.R. Horton, Inc., a Delaware corporation

for consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, the GRANTOR herein, does hereby convey to

Ronald E. Bentrup, an unmarried man

the GRANTEE, the following real property situated in Pinal County, Arizona:

Lot 812, of SUPERSTITION VISTAS - PHASE 1B - PARCELS 19.6 & 19.7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded at Fee No. 2024-042867.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2024-074965, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

SUBJECT TO: Existing taxes, assessments, reservations in patents and all easements, rights of way, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the GRANTOR does warrant the title against all acts of Grantor, subject to the matters above set forth.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be signed by the undersigned officer.

CORPORATION SPECIAL WARRANTY DEED

(Continued)

Dated this 12 day of May, 2025

D.R. Horton, Inc., a Delaware Corporation

BY: [Signature]
Authorized Representative

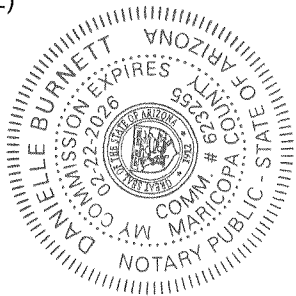
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this 12 day of May, 2025, by Victor Gonzalez, Jr., Authorized Representative of D. R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Arizona
My Commission Expires: 02/22/2026

(SEAL)



D.R. Horton, Inc.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 110-04-0940
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

D.R. Horton, Inc.
2525 West Frye Road, Suite 100
Chandler, AZ 85224

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

Ronald E. Bentrup
1886 West Sombra Avenue
Apache Junction, AZ 85120

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1886 West Sombra Avenue
Apache Junction, AZ 85120

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

Ronald E. Bentrup
1886 West Sombra Avenue
Apache Junction, AZ 85120

(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.

COUNTY OF RECORDATION PINAL
FEE NO 2025-042744
RECORD DATE 05/27/2025

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: \$ 402000 00

11. DATE OF SALE (Numeric Digits): 04 / 2025
Month / Year

12. DOWN PAYMENT \$ 402000 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):

DHI Title Agency
2525 West Frye Road, Suite 120
Chandler, AZ 85224
(480)368-7645

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

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 on this 13 day of May, 2025

Notary Public _____

Notary Expiration Date 2-22-2026

Signature of Buyer / Agent _____

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 13 day of May, 2025

Notary Public _____

Notary Expiration Date 2-22-2026

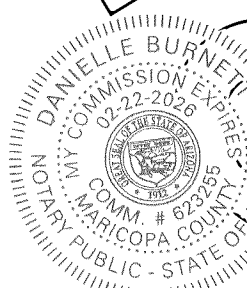
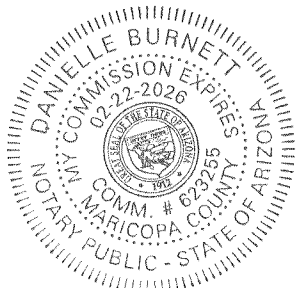


EXHIBIT "A"

Lot 812, of SUPERSTITION VISTAS - PHASE 1B - PARCELS 19.6 & 19.7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded at Fee No. 2024-042867.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2024-074965, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

SUPERSTITION VISTAS