



DATE/TIME: 06/12/2025 1411
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-047810

RECORDING REQUESTED BY:
Fidelity National Title Agency Inc

WHEN RECORDED MAIL TO:
Melissa Brett Clouse
40489 W Rio Grande Dr
Maricopa, AZ 85138

Escrow No.: FM91250760-AR
APN: 512-45-5870

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

Melissa Brett Clouse, an unmarried woman

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

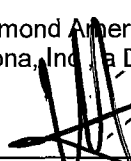
(continued)

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

Dated June 11, 2025

Grantor

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


Rick K Morris, as Division President

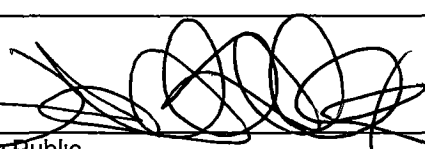
NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of ARIZONA

County of MARICOPA

This instrument was acknowledged before me on this 11 day of June, 2025 by

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


Notary Public

My Commission Expires 9-17-2028

[SEAL]



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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 512-45-5870

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

Lot 587, RANCHO EL DORADO PHASE III PARCEL 52, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet G, Slide 48

NOFFICE

AFFIDAVIT OF PROPERTY VALUE

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 512-45-5870
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

Melissa Brett Clouse
2035 E Watson Dr
Tempe, AZ 85283

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

If Yes, state relationship

4 ADDRESS OF PROPERTY

40489 W Rio Grande Dr
Maricopa, AZ 85138-2840

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

Melissa Brett Clouse
40489 W Rio Grande Dr
Maricopa, AZ 85138-2840

(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 Agncultural
- 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 12 day of June 2025
Notary Public _____
Notary Expiration Date 2/15/28

DOR FORM 82162 (02/2019)



DANIEL POPE
Notary Public - Arizona
Maricopa Co. / #662331
Expires 02/15/2028

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-047810
RECORD DATE 06/12/2025

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. \$ 424,995 00

11 DATE OF SALE (Numeric Digits) 05 / 2025
Month / Year

12 DOWN PAYMENT \$ 84,999 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 11 day of June 2025
Notary Public _____
Notary Expiration Date 10/09/2027



RAUL RODRIGUEZ
Notary Public - Arizona
Maricopa Co. / #65325
Expires 10/09/2027

LEGAL DESCRIPTION

For APN/Parcel ID(s): 512-45-5870

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Proprietary