



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 12/29/2025 1430  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2025-104340

Recording requested by:  
DHI TITLE AGENCY

When Recorded Return To:  
**Sonja Tilton**  
38235 West Capri Ave  
Maricopa, AZ 85138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-254701087

**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

**Sonja Tilton, an unmarried person**

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

Lot 94, of SORRENTO PHASE 2 - PARCEL 10, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded as Fee No. 2022-074617.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Document No. 2021-162105, 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 22 day of December, 2025.

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

BY: [Signature]  
Authorized Representative

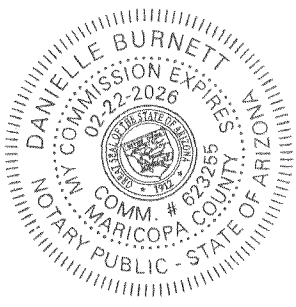
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this 22 day of December, 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**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 502-59-2230  
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.  
1890 S. Price Road, Suite 200  
Chandler, AZ 85286

3. (a) BUYER'S NAME AND ADDRESS:  
Sonja Tilton  
1331 E. Parkside Dr.  
Gilbert, AZ 85234

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

4. ADDRESS OF PROPERTY:  
38235 West Capri Ave  
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Sonja Tilton  
38235 West Capri Ave  
Maricopa, AZ 85138  
(b) Next tax payment due: October 1, 2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
a.  Vacant Land f.  Commercial or Industrial Use  
b.  Single Family Residence g.  Agricultural  
c.  Condo or Townhouse h.  Mobile or Manufactured Home  
 Affixed  Not Affixed  
d.  2-4 Plex i.  Other Use; Specify:  
e.  Apartment Building

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.

FOR RECORDER'S USE ONLY  
COUNTY OF RECORDATION PINAL  
FEE NO 2025-104340  
RECORD DATE 12/29/2025

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
a.  Warranty Deed d.  Contract or Agreement  
b.  Special Warranty Deed e.  Quit Claim Deed  
c.  Joint Tenancy Deed f.  Other:

10. SALE PRICE: \$ 398115 00

11. DATE OF SALE (Numeric Digits): 07 / 2025  
Month / Year

12. DOWN PAYMENT \$ 79623 00

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
b.  Barter or trade (1)  Conventional  
c.  Assumption of existing loan(s) (2)  VA  
(3)  FHA  
d.  Seller loan (Carryback) 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:

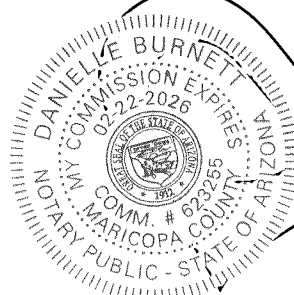
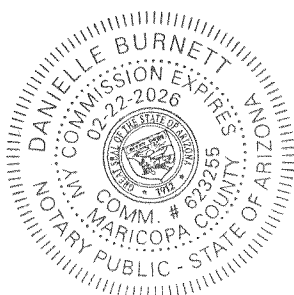
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
DHI Title Agency  
1890 S. Price Road, Suite 110  
Chandler, AZ 85286  
(480)368-7645

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 Pinal  
Subscribed and sworn to before me on this 29 day of December, 2025  
Notary Public \_\_\_\_\_  
Notary Expiration Date 2-22-2026

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 29 day of December, 2025  
Notary Public \_\_\_\_\_  
Notary Expiration Date 2-22-2026



**EXHIBIT "A"**

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EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Document No. 2021-162105, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

DRH ENERGY, INC.