



Recording Requested By:  
Grand Canyon Title Agency, Inc.

And When Recorded Mail To:

GINO A. MADDALENA  
1575 S. APACHE DRIVE  
APACHE JUNCTION, AZ 85120

DATE/TIME: 07/19/2013 1613

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-059838



ESCROW NO.: 70001611-070-LAL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
**Richard E. Bentley, ~~Husband and Wife~~ and Rita Bentley, ~~Husband and Wife~~**  
do/does hereby convey to

**Gino A. Maddalena, An unmarried man**

the following real property situated in Pinal County, ARIZONA:

Lot 16, of LANTANA VILLAS, according to the plat of record in the office of the County Recorder of Pinal County,  
Arizona, recorded in Cabinet F, Slide 195.

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way,  
easements and all other matters of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated July 12, 2013

\_\_\_\_\_  
Richard E. Bentley

\_\_\_\_\_  
Rita Bentley

\_\_\_\_\_  
COMMONWEALTH OF  
COUNTY OF

} ss

\_\_\_\_\_  
This instrument was acknowledged before me this  
By  
Richard E. Bentley and Rita Bentley

\_\_\_\_\_  
My commission will expire \_\_\_\_\_  
Notary Public

CLARIFICATION PAGE

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**Richard E. Bentley, ~~Husband and Wife~~ and Rita Bentley, ~~Husband and Wife~~**  
do/does hereby convey to

**Gino A. Maddalena, An unmarried man**

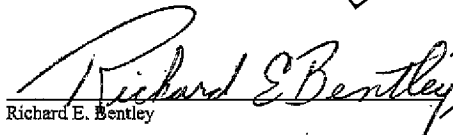
the following real property situated in Pinal County, ARIZONA:

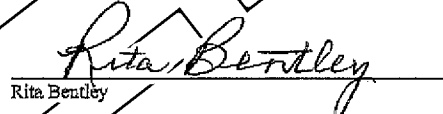
Lot 16, of LANTANA VILLAS; according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 195.

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

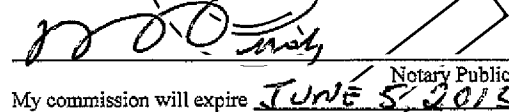
Dated July 12, 2013

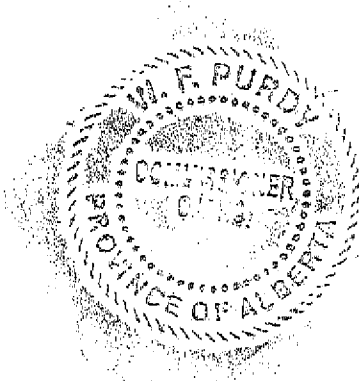
  
Richard E. Bentley

  
Rita Bentley

VILLAGE OF WABAMUN  
COMMONWEALTH OF ALBERTA }  
PROVINCE OF ALBERTA } SS  
COUNTY OF CANADA

This instrument was acknowledged before me this  
July 13, 2013 / By  
Richard E. Bentley and Rita Bentley

  
Notary Public  
My commission will expire JUNE 5, 2015



W.F. Purdy  
7-6-5-15

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-08-128  
 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) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Richard E. Bentley  
5232-53 Ave  
Alberta, Canada T0E 2K0

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

Gino A. Maddalena  
415 W. Potter Drive  
Glendale, AZ 85308

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

4. ADDRESS OF PROPERTY:

1575 S. Apache Drive  
Apache Junction, AZ 85120

5. MAIL TAX BILL TO:

Gino A. Maddalena  
1575 S. Apache Drive  
Apache Junction, AZ 85120

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:

- To be used as a primary residence.
- To be rented to someone other than a "family member."
- Owner occupied, not a primary residence.

See reverse side for definition of a "primary residence" or "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.

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: \_\_\_\_\_

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 \_\_\_\_\_ County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2013  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**  
**DATE/TIME: 07/19/2013 1613**  
**FEE NUMBER: 2013-059838**

10. SALE PRICE: \$ 175,000.00

11. DATE OF SALE (Numeric Digits): 07/2013  
 Month / Year

12. DOWN PAYMENT \$ 175,000.00

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

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: \_\_\_\_\_

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):  
Lot 16, of LANTANA VILLAS, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 195

Signature of Buyer / Agent \_\_\_\_\_  
 State of \_\_\_\_\_ County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2013  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

