

RECORDING REQUESTED BY  
DRIGGS TITLE AGENCY, INC.  
WHEN RECORDED MAIL TO:  
Rodney Benning and Dana Benning  
Box 503  
Estevan, Sask Canada, CA S4A 2A5

DATE/TIME: 03/24/2015 1235  
FEE: \$11.00  
PAGES: 4  
FEE NUMBER: 2015-017788



Escrow No. 15-02-88937CH

1/2

### Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we, Brent Johner and Penny Johner, husband and wife as community property with right of survivorship as to an undivided 50% interest ~~and Brent Johner and Penny Johner, husband and wife as community property with right of survivorship as to an undivided 50% interest~~ as grantors do/does hereby convey to

Rodney Benning and Dana Benning, husband and wife as grantees the following real property situated in Pinal County, Arizona:

**SEE EXHIBIT "A" ATTACHED**

Acceptance is attached hereto and made a part herewith.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: March 12, 2015

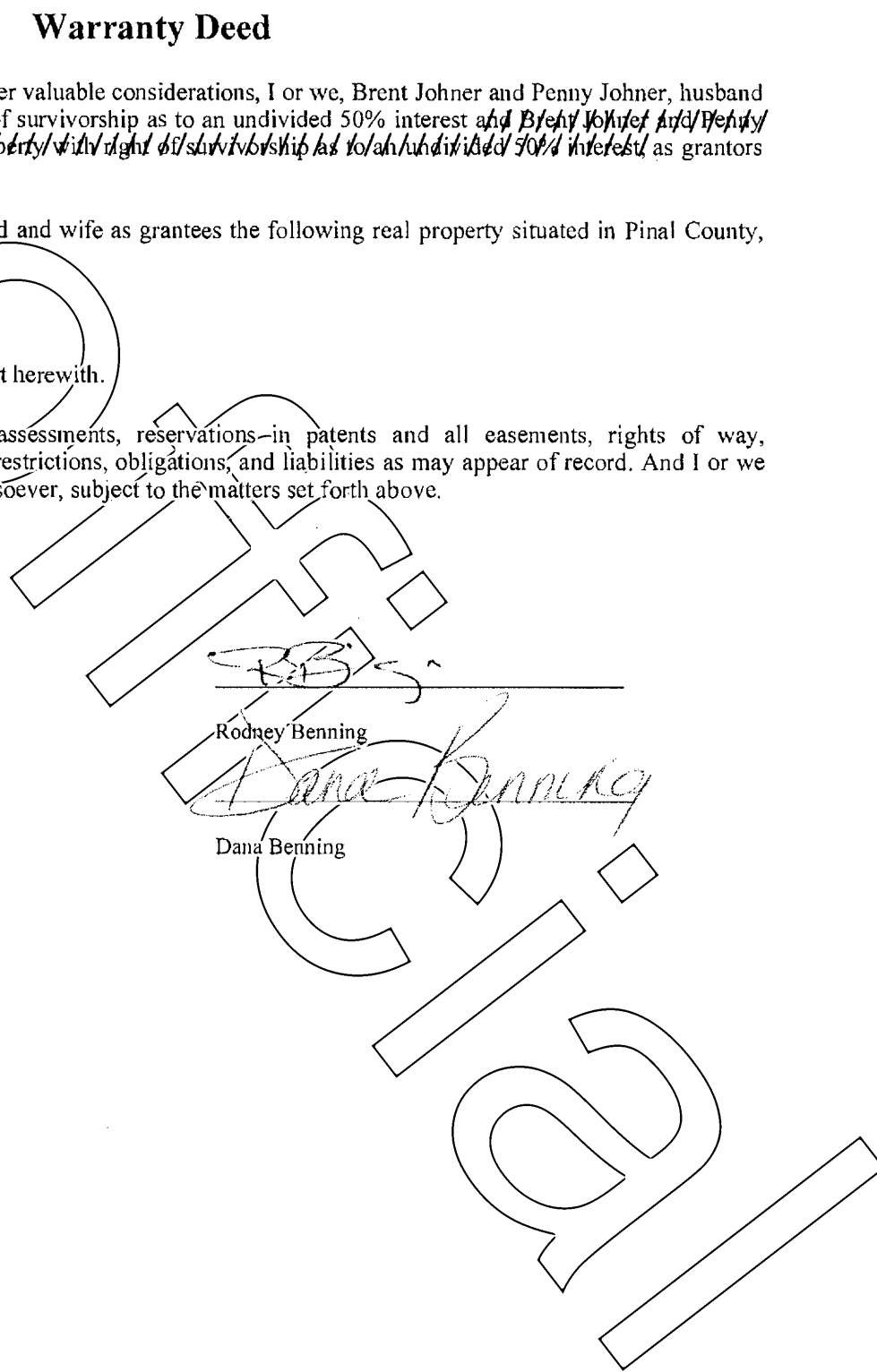
**Grantor:**

\_\_\_\_\_  
Brent Johner

\_\_\_\_\_  
Penny Johner

\_\_\_\_\_  
Rodney Benning

\_\_\_\_\_  
Dana Benning



**Notary Acknowledgement for Warranty Deed Date: March 12, 2015**

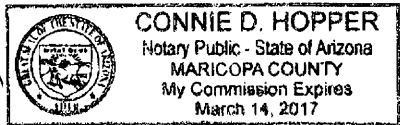
State of ARIZONA } ss:

County of Maricopa ss:

On 3-12-15, before me the undersigned, Connie D. Hopper personally appeared Brent Johner and Penny Johner 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature Connie D. Hopper

My Commission Expires 3-14-17



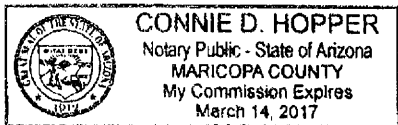
State of ARIZONA } ss:

County of Maricopa ss:

On 3-23-15, before me the undersigned, Connie D. Hopper personally appeared Rodney Benning and Dana Benning 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature Connie D. Hopper

My Commission Expires 3-14-17



*Large diagonal watermark text: "CONFIDENTIAL"*

**Exhibit "A"**

Lot 58, of PARCEL 11 AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 108.

APN: 210-80-6430

Circle Cross Ranch

# Acceptance of Community Property with Right of Survivorship

Each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated March 12, 2015, and executed by Brent Johner and Penny Johner and ~~Rodney Benning and Dana Benning~~, as Grantors, to Rodney Benning and Dana Benning, as Grantees, and which conveys certain premises described as:

Lot 58, of PARCEL 11 AT CIRCLE CROSS RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 108.

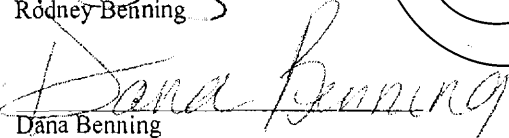
APN: 210-80-6430

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby asserts and affirms that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated March 12, 2015

  
Rodney Benning

  
Dana Benning

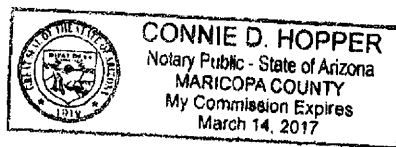
State of ARIZONA } ss:

County of Maricopa ss:

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Signature Connie D. Hopper

My Commission Expires 3-14-17



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
Primary Parcel: 210 - 80 - 6430 -  
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 (no more than four):  
1. \ 3. 2. 4.

**FOR RECORDER'S USE ONLY**  
  
**PINAL COUNTY**  
**DATE/TIME: 03/24/2015 1235**  
**FEE NUMBER: 2015-017788**

2. Sellers Name and Address  
Brent Johner and Penny Johner  
300 Marina Bay Place  
Sylvan Lake, Alberta, Canada, CA T4S-1E9

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:

3. (a) Buyers Name and Address  
Rodney Benning and Dana Benning  
Box 503  
Estevan, Sask Canada, CA S4A 2A5

10. SALES PRICE	\$145,000.00	<i>50% int</i>
11. DATE OF SALE (Numeric Digits):	03 / 2015	
12. DOWN PAYMENT	\$145,000.00	

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

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

4. ADDRESS OF PROPERTY:  
1206 W. Jamaica Hope Way  
San Tan Valley AZ 85143

5. (a) MAIL TAX BILL TO:  
Rodney Benning  
PO Box 42  
Noonan, ND 58765

(1)  Conventional (2)  FHA (3)  VA  
f.  Other financing; Specify:

(b) Next tax payment due 10/2015

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
a.  Vacant Land: f.  Commercial/Industrial:  
b.  Single Family Residence: g.  Agricultural:  
c.  Condo or Townhouse: h.  Mobile or Manufactured Home:  
d.  2-4 Plex:  Affixed  Not Affixed  
e.  Apartment Building: i.  Other Use; 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% or more? Yes  No   
(b) If Yes, provide the dollar amount of the Personal Property: \$  
briefly describe the Personal Property:

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 "qualified family member."  
 Owner occupied not a primary residence.  
See reverse side for definition of a "primary residence, secondary residence" and "family member"

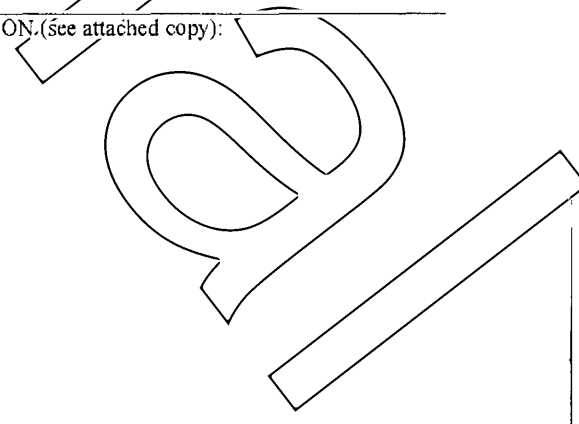
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:  
*n/a*

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.  
*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):  
Driggs Title Agency, Inc - 480-422-7579  
15825 S. 46th Street, Suite 125 Phoenix, AZ 85048

18. LEGAL DESCRIPTION (see attached copy):



Notary Page for Affidavit of Property Value

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

Signature of Buyer/Agent

State of Arizona County of Maricopa

State of Arizona County of Maricopa

Subscribed and sworn to before me this 12<sup>th</sup> day of March 2015

Subscribed and sworn to before me this 23<sup>rd</sup> day of March 2015

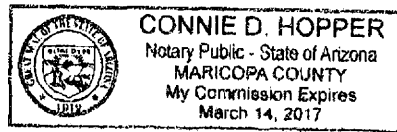
Notary Public Connie D. Hopper

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Notary Expiration Date 3-14-17

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DOR FORM 82162-(04/2014)



CONFIDENTIAL

**Legal Description**

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APN: 210-80-6430

