



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

DILLON JOSEPH BENAVIDES  
RACHEL RAYLENE BENAVIDES  
20934 E OCOTILLO RD, APT. 1091  
QUEEN CREEK, AZ 85142

DATE/TIME: 12/01/2017 1324

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2017-088186



ESCROW NO.: C1708656 - 317 - GT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

**JOHN C HALL and TATUM HALL, Husband and Wife**

("Grantor") conveys to

**DILLON JOSEPH BENAVIDES and RACHEL RAYLENE BENAVIDES, Husband and Wife**

the following real property situated in PINAL County, Arizona:

See Exhibit A attached hereto and made a part hereof.

RECORDED ELECTRONICALLY  
BY CHICAGO TITLE AGENCY

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: November 30, 2017

Grantor(s):

JOHN C HALL

  
TATUM HALL

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona } ss:  
County of Maricopa

The foregoing document was acknowledged before me this 1st day of December, 2017

by JOHN C HALL and TATUM HALL

(Seal)

Jennifer Shuksta  
Notary Public

My commission expires: 03-01-19

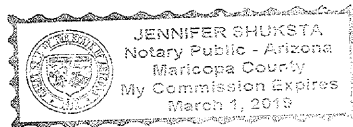


Exhibit A

LOT 747, MORNING SUN FARMS UNIT 3, ACCORDING TO CABINET F, SLIDE 125 AND  
AFFIDAVIT OF CORRECTION, RECORDED IN RECORDING NO. 2005-169424, RECORDS OF  
PINAL COUNTY, ARIZONA;

EXCEPT ALL COAL OR OTHER MINERALS AS RESERVED IN PATENT TO SAID LAND.



Escrow No.: C1708656 317-GT

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"**

**DILLON JOSEPH BENAVIDES** and **RACHEL RAYLENE BENAVIDES, Husband and Wife**, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated 11-30-17 and executed by **JOHN C HALL and TATUM HALL, Husband and Wife** as Grantors, to **DILLON JOSEPH BENAVIDES and RACHEL RAYLENE BENAVIDES, Husband and Wife** as Grantees, and which conveys the real property to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: November 30, 2017

**GRANTEES:**

*Dillon Joseph Benavides*  
**DILLON JOSEPH BENAVIDES**

*Rachel Raylene Benavides*  
**RACHEL RAYLENE BENAVIDES**

**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP DEED**

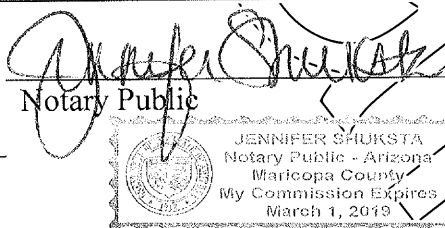
State of Arizona  
County of Maricopa

} ss:

The foregoing document was acknowledged before me this 1<sup>st</sup> day of December, 2017  
by DILLON JOSEPH BENAVIDES and RACHEL RAYLENE BENAVIDES

(Seal)

My commission expires: 03-01-19



**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: **509-94-7470**  
BOOK MAP PARCEL SPLITDoes 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:**JOHN C HALL  
1703 W APPALOOSA WAY  
Queen Creek, AZ 85142**3. (a) BUYER'S NAME AND ADDRESS:**DILLON JOSEPH BENAVIDES  
20934 E OCOTILLO RD, APT. 1091  
QUEEN CREEK, AZ 85142(b) Are the Buyer and Seller related? Yes ☐ No ☒  
If Yes, state relationship:**4. ADDRESS OF PROPERTY:**1703 W APPALOOSA WAY  
Queen Creek, AZ 85142**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**DILLON JOSEPH BENAVIDES  
1703 W APPALOOSA WAY  
Queen Creek, AZ 85142(b) Next tax payment due SECOND 1/2 2017**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land                        | f. <input type="checkbox"/> Commercial or Industrial Use              |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural                              |
| c. <input type="checkbox"/> Condo or Townhouse                 | h. <input type="checkbox"/> Mobile or Manufactured Home               |
|  | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex                           | i. <input type="checkbox"/> Other Use; Specify: _____                 |
| e. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> To be used as a primary residence.                   |
| b. <input type="checkbox"/> To be rented to someone other than a "qualified family member." |
| c. <input type="checkbox"/> 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****PINAL COUNTY****DATE/TIME: 12/01/2017 1324****FEE NUMBER: 2017-088186****9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- |  |   |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed    | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input type="checkbox"/> Joint Tenancy Deed       | f. <input type="checkbox"/> Other: _____          |

**10. SALE PRICE: \$ 210,000.00****11. DATE OF SALE (Numeric Digits): 12 / 2017**  
Month / Year**12. DOWN PAYMENT \$ 12,000.00****13. METHOD OF FINANCING:**

- |  |   |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade                      | (1) <input checked="" type="checkbox"/> Conventional                |
| c. <input type="checkbox"/> Assumption of existing loan(s)       | (2) <input type="checkbox"/> VA                                     |
|  | (3) <input type="checkbox"/> FHA                                    |
| d. <input type="checkbox"/> Seller Loan (Carryback)              | f. <input type="checkbox"/> 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: \_\_\_\_\_

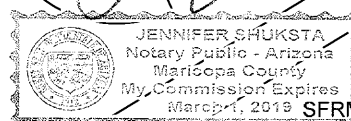
**15. PARTIAL INTEREST:** If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_**16. SOLAR / ENERGY EFFICIENT COMPONENTS:**

- (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):**DILLON JOSEPH BENAVIDES and RACHEL RAYLENE BENAVIDES  
20934 E OCOTILLO RD, APT. 1091, QUEEN CREEK, AZ 85142**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.

John C Hall  
Signature of Seller / AgentState of AZ, County of MARICOPASubscribed and sworn to before me on this 1 day of DEC 2017Notary Public Jennifer ShukstaNotary Expiration Date 03-01-19Dillon Joseph Benavides  
Signature of Buyer / AgentState of AZ, County of MARICOPASubscribed and sworn to before me on this 1 day of DEC 2017Notary Public Jennifer ShukstaNotary Expiration Date 03-01-19

**EXHIBIT "A"**  
**Legal Description**

LOT 747, MORNING SUN FARMS UNIT 3, ACCORDING TO CABINET F, SLIDE 125 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2005-169424, RECORDS OF PINAL COUNTY, ARIZONA;  
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