



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 03/18/2019 0857  
FEE: \$20.00  
PAGES: 3  
FEE NUMBER: 2019-018410

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Gary W. Clem Revocable Trust  
4158 S El Camino Del Bien  
Gold Canyon, AZ 85118

## WARRANTY DEED

File No. 240-5958672.(ckm)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Beeman Raw Properties, LLC, an Arizona Limited Liability Company**, the GRANTOR does hereby convey to

**Gary W. Clem, as Trustee of the Gary W. Clem Revocable Trust dated September 8, 2006**, the GRANTEE

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

LOT 107, OF VISTA DEL CORAZON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 156 AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT CERTAIN "DRIVEWAY" WHICH ABUTS LOTS 24 AND 25, OF VISTA DEL CORAZON.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

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A.P.N.: 104-93-1070 7

Warranty Deed - continued

DATED: March 04, 2019

Beeman Raw Properties, LLC, an Arizona Limited Liability Company

By:

*Bobby L. Beeman*

Name: Bobby L. Beeman

Title: Manager

STATE OF

AZ

County of

*Pinal*

) ss.

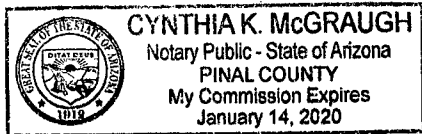
On 3/15, 2019, before me, the undersigned Notary Public, personally appeared **Bobby L. Beeman**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

*1/14/2020*

*Cynthia K. McGraugh*  
Notary Public



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Warranty Deed - continued

BENEFICIARY DISCLOSURE

March 04, 2019

First American Title Insurance Company  
6877 South Kings Ranch Road, Ste 5  
Gold Canyon, AZ 85118

RE: Escrow No. 240-5958672

The undersigned, being the Trustee(s) of the Gary W. Clem Revocable Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME:

GARY W. CLEM

ADDRESS:

4158 S EL CAMINO DEL BIEN  
GOLD CANYON, AZ 85118

NAME:

ADDRESS:

NAME:

ADDRESS:

Gary W. Clem Revocable Trust

  
\_\_\_\_\_  
Gary W. Clem, Trustee

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-93-1070 7

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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Beeman Raw Properties, LLC  
11125 E. Pleasant Pl  
Gold Canyon, AZ 85118

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

Gary W. Clem Revocable Trust  
4158 S El Camino Del Bien  
Gold Canyon, AZ 85118

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

3995 South Avenida De Angeles  
Gold Canyon, AZ 85118

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

Gary W. Clem Revocable Trust  
4158 S El Camino Del Bien  
Gold Canyon, AZ 85118

(b) Next tax payment due 10/2019

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.  Agriculture
- 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

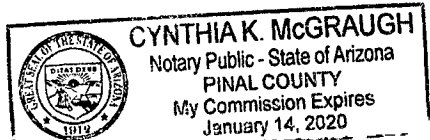
State of OR, County of Wasco

Subscribed and sworn to before me on this 19 day of March, 2019

Notary Public Cynthia K. McGraugh

Notary Expiration Date 1/14/2020

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2019-018410  
RECORD DATE 03/18/2019

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: \$92,000.00 00

11. DATE OF SALE (Numeric Digits): 0 3 / 1 9 Month/Year

12. DOWN PAYMENT \$0.00 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:

\$ 0.00 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):

Gary W. Clem Revocable Trust  
4158 S El Camino Del Bien  
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):

VISTA DEL CORAZON LOT 107 CAB B SLIDE 156 SEC 5-1S-9E (1) 28681.00 SQ FT 0.66 AC

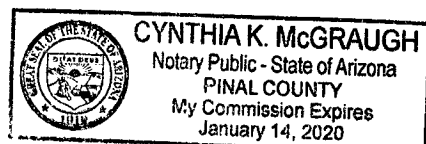
Signature of Buyer / Agent

State of OR, County of Pinal

Subscribed and sworn to before me on this 19 day of March, 2019

Notary Public Cynthia K. McGraugh

Notary Expiration Date 1/14/2020



**EXHIBIT 'A'**

File No.: **240-5958672 (ckm)**

Property: **3995 South Avenida De Angeles, Gold Canyon, AZ 85118**

**PARCEL 1:**

**LOT 107, OF VISTA DEL CORAZON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 156.**

**PARCEL 2:**

**TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT CERTAIN "DRIVEWAY" WHICH ABUTS LOTS 24 AND 25, OF VISTA DEL CORIZON.**

**A.P.N. 104-93-1070 7**