



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/15/2020 1405
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-105103

RECORDING REQUESTED BY:
RealWorks Title Agency Corporation
AND WHEN RECORDED MAIL TO:
Lamia Salazar and Ysidro Rodríguez
3510 North Hohokam Drive
Eloy, AZ 85131

ESCROW NO.: RW-20000224

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Bruce A Bengé and Katherine L Bengé, husband and wife

do/does hereby convey to

Lamia Salazar an unmarried woman and Ysidro Rodriguez, an unmarried man as joint tenants with right of survivorship

the following real property situated in Pinal County, State of Arizona:

Lot 54, Block J, of Toltec/Arizona Valley Unit Three, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Pages 2 through 7.

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: October 9, 2020

Grantors:

Bruce A. Bengé

Bruce A Bengé

Katherine L. Bengé
Katherine L Bengé

Escrow No.: RW-20000224

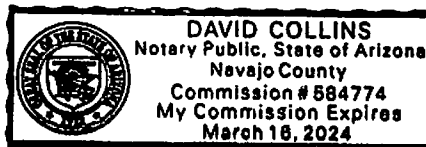
State of Arizona
County of ~~Pinal~~ ^{PRE} NAVAJO

On 13 OCTOBER 2020 before me,
DAVID COLLINS Notary Public, personally
appeared ~~BRUCE A. BENGE, KATHERINE L. BENGE~~ who 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.

FOR NOTARY SEAL OR STAMP

I certify under PENALTY OF PERJURY under the laws of the
State of Arizona that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature DR COLLINS (Seal)



Office of the Navajo County Clerk

ESCROW NO.: RW-20000224

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED October 9, 2020, Wherein

Bruce A Benge and Katherine L Benge, husband and wife

as Grantors, convey to

Lamia Salazar an unmarried woman and Ysidro Rodriguez, an unmarried man as joint tenants with right of survivorship

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 54, Block J, of Toltec/Arizona Valley Unit Three, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Pages 2 through 7.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: October 13, 2020

Grantee(s):

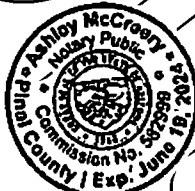
Lamia Salazar
Lamia Salazar

Ysidro Rodriguez
Ysidro Rodriguez

State of Arizona
County of Pinal

On 14 of October 2020 before me,
ASHLEY MCCREERY, Notary Public, personally appeared
LAMIA SALAZAR & YSIDRO RODRIGUEZ, who 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.

FOR NOTARY SEAL OR STAMP



I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Ashley McCreery (Seal)

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-105103
RECORD DATE 10/15/2020

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 404-07-21005
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Bruce A Benge and Katherine L Benge
1723 Lyerly Avenue
Lakeshore, AZ 85929

3. (a) BUYER'S NAME AND ADDRESS:
Lamia Salazar and Ysidro Rodriguez
3656 N Maya Road
Eloy, AZ 85131
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
3510 North Hohokam Drive
Eloy, AZ 85131

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Lamia Salazar and Ysidro Rodriguez
3510 North Hohokam Drive
Eloy, AZ 85131
(b) Next tax payment due March 1, 2021

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
d. 2-4 Plex Affixed Not Affixed
e. Apartment Building 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.

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: _____

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE
FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED

Signature of Seller / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 15th day of October, 2020
Notary Public [Signature]
Notary Expiration Date 06/16/2023



10. SALE PRICE \$ 190000 00

11. DATE OF SALE (Numeric Digits): 08 / 2020
Month / Year

12. DOWN PAYMENT \$ 0 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:
\$ 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):
RealWorks Title Agency Corporation
7135 E. Camelback Road, Suite 230
Scottsdale, AZ 85251

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

GOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE
FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED

Signature of Buyer/Agent [Signature]
State of Arizona, County of Pinal
Subscribed and sworn to before me this 14 day of October, 2020
Notary Public [Signature]
Notary Expiration Date June 19, 2024

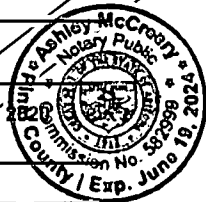


EXHIBIT "A"

Lot 54, Block J, of Toltec/Arizona Valley Unit Three, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Book 11 of Maps, Pages 2 through 7.

U
M
O
F
C
S