



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Virginia Ross**

Electronically Recorded

DATE/TIME: 05/19/2021 0932

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2021-062634

RECORDING REQUESTED BY  
DRIGGS TITLE AGENCY, INC.

WHEN RECORDED MAIL TO:

Fausto Cedillo Medina and Daliana Benavidez Soto

2285 E. Dust Devil Drive

San Tan Valley, AZ 85143

ESCROW NO. 21-04-193029LA

1/2

## Warranty Deed

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

FC & DS LLC, an Arizona limited Liability Company,

as GRANTOR(s)

do/does hereby convey to

Fausto Cedillo Medina and Daliana Benavidez Soto, husband and wife as Community Property with Right of Survivorship,

as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED

APN: 210-77-5900

Exempt per 11-1134 B7

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

Dated: May 14, 2021

# Warranty Deed

Escrow No. 21-04-193029LA  
APN: 210-77-5900

Grantor(s):

Fausto Cedillo Medina  
Fausto Cedillo Medina, Member

Dalia B. Soto  
Dalia B. Soto, Member

State of ARIZONA

}

} SS:

County of PINAL

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On 15 May 2021, before me the undersigned, Notary Public, personally appeared Fausto Cedillo Medina and Dalia B. Soto, Members of FC & DS LLC, an Arizona Limited Liability Company 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

Robyn Walters

My Commission Expires

11/30/2024



ROBYN WALTERS  
Notary Public - Arizona  
Maricopa Co. / #893476  
Expires 11/30/2024

**EXHIBIT "A"**

Lot 588, of RANCHO BELLA VISTA SOUTH UNIT 3A, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Page 148, of Official Records.

APN: 210-77-5900

Proposed

## 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 Grantee(s) named in that certain Deed attached hereto and which is dated May 14, 2021, and executed by FC & DS, LLC an Arizona Limited Liability Company, as Grantor(s), to Fausto Cedillo Medina and Daliana Benavidez Soto, Husband and Wife as Grantee(s), and which conveys certain premises described as:

Lot 588, of RANCHO BELLA VISTA SOUTH UNIT 3A, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Page 148, of Official Records.

APN: 210-77-5900

To the Grantee(s) 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 Grantee(s) 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 May 14, 2021

Fausto Cedillo Medina  
Fausto Cedillo Medina

Daliana Benavidez Soto  
Daliana Benavidez Soto

State of ARIZONA

County of PINAL

On 15 May 2021, before me the undersigned Notary Public, personally appeared Fausto Cedillo Medina and Daliana Benavidez Soto, 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 Robyn Walters

My Commission Expires: 11/30/24



ROBYN WALTERS  
Notary Public - Arizona  
Maricopa Co. / #593475  
Expires 11/30/2024