

Gold Title Agency



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

RECORDING REQUESTED BY

Gold Title Agency

AND WHEN RECORDED MAIL TO:

Tomeisha Benjamin and Peter St Paul Benjamin

43779 W Buckhorn Trail

Maricopa, AZ 85138

ESCROW NO.: 08161319-849-JJ5

DATE/TIME: 09/16/2022 1233

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2022-099160

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Michael Bruce Veltman, Trustee of the Dawn Marie Joy Special Needs Trust dated June 9, 2016

do/does hereby convey to

Tomeisha Benjamin and Peter St Paul Benjamin, Wife and Husband, as Community Property with Right of Survivorship

the following real property situated in Pinal County, Arizona:

Legal Description

Lot 173, of SANTA ROSA CROSSING, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 35.

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 September 2, 2022

Warranty Deed
WD (DSI Rev. 01/11/19)

Page 1

Escrow No.: 08161319-849-JJ5

Dated September 2, 2022

SELLER:

Dawn Marie Joy Special Needs Trust dated June 9, 2016

Michael Bruce Veltman
Michael Bruce Veltman, Trustee

State of _____ }
County of _____ } ss:

On _____, before me,
The Undersigned _____,

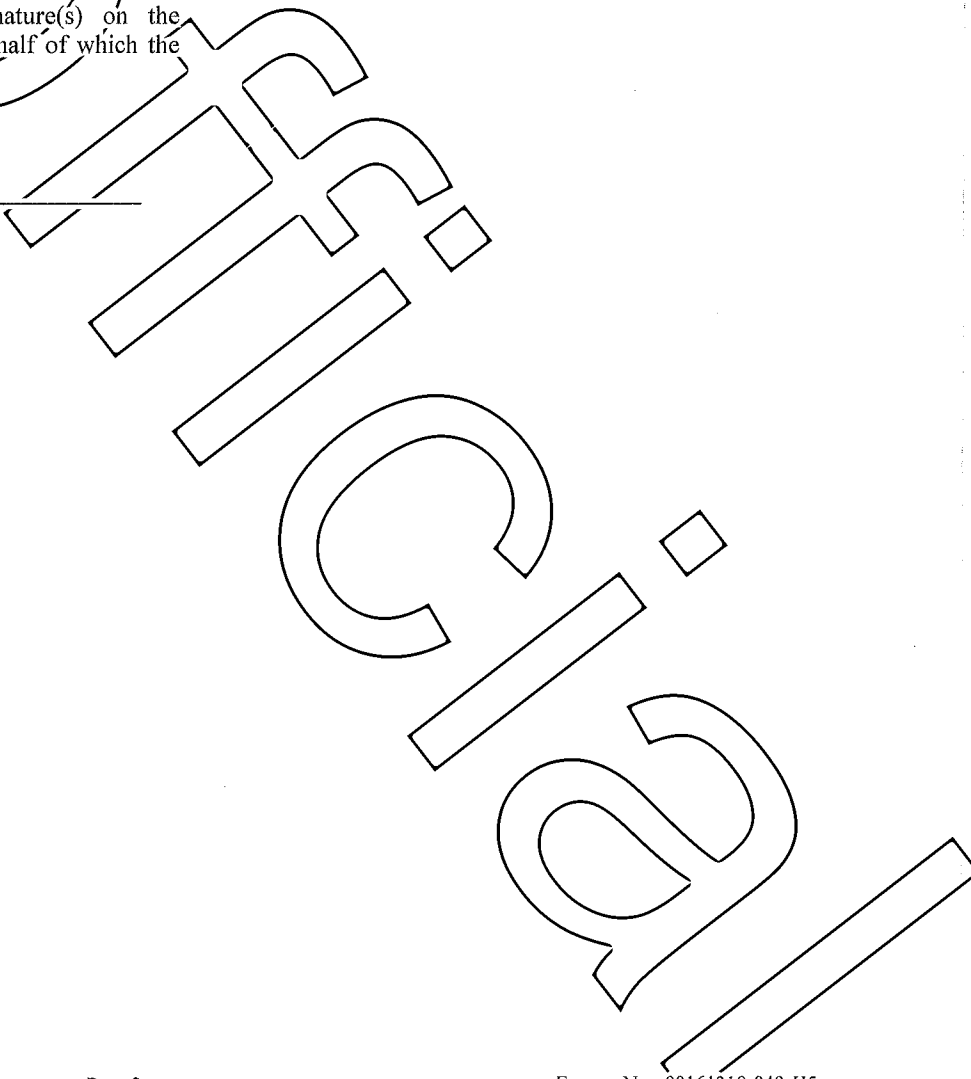
FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared Michael Bruce Veltman, Trustee of the Dawn Marie Joy Special Needs Trust dated June 9, 2016

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 _____



CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Riverside)

On 9-13-2022 before me, Chris D Dodson, Notary Public
(here insert name and title of the officer)

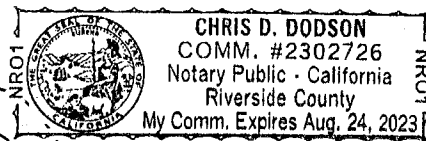
personally appeared Michael Bruce Veltman

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 3 pages, and dated 9-13-2022

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="radio"/> form(s) of identification	<input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/>	

Acceptance of Community Property with Right of Survivorship

Tomeisha Benjamin and Peter St Paul Benjamin, Wife and Husband, as 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 9/15/2022 , and executed by Michael Bruce Veltman, Trustee of the Dawn Marie Joy Special Needs Trust dated June 9, 2016, as Grantors, to Tomeisha Benjamin and Peter St Paul Benjamin, as Grantees, and which conveys certain premises described as:

Lot 173, of SANTA ROSA CROSSING, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide-35.

not as Tenants in Common, and not as Joint Tenants with the Right of Survivorship, but as Community Property with the Right of Survivorship.

THAT each of us individually and jointly Tomeisha Benjamin and Peter St Paul Benjamin, as Grantees hereby assert and affirm 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.

BUYERS:

Peter St Paul Benjamin by Tomeisha Benjamin as his attorney in fact

Tomeisha Benjamin
Tomeisha Benjamin

Peter St Paul Benjamin by Tomeisha Benjamin as his attorney in fact

State of ARIZONA }ss:
County of Pinal MARICOPA

On 9.15.22, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Tomeisha Benjamin and Peter St Paul Benjamin 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 [Signature]

FOR NOTARY SEAL OR STAMP



S. LOGUE
Notary Public - Arizona
Maricopa Co. / #626718
Expires 04/30/2026

DATE: September 13, 2022

ESCROW NO.: 08161319-849-JJ5

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the name(s) and address(es) of the beneficiary(ies) of the Declaration of Trust dated June 9, 2016, are as follows:

Name: Michael Bruce Veltman

Address: 1054 BORDER AVE CORONA, CA 92882

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

as Trustee(s) of The The Dawn Marie Joy Special Needs Trust dated June 9, 2016

(This document will be recorded at the Close of Escrow attached to the Deed)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-35-592
 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) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Michael Bruce Veltman, Trustee of the Dawn Marie Joy Special Needs Trust dated June 9, 2016
1054 Border Ave
Corona, CA 92882

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

Tomeisha Benjamin
435 E Main St 118
Mesa, AZ 85203

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

43779 W Buckhorn Trail
Maricopa, AZ 85138

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

Tomeisha Benjamin
43779 W Buckhorn Trail
Maricopa, AZ 85138

(b) Next tax payment due March 2023

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
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. 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. 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.

Michael Bruce Veltman
 Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 2 day of September, 2022.

Notary Public _____

Notary Expiration Date 10/15/2025

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-099160
 RECORD DATE 09/16/2022

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: _____

10. SALE PRICE: \$ 355,000.00

11. DATE OF SALE (Numeric Digits): 09 / 2022
 Month / Year

12. DOWN PAYMENT \$ 1,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

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:

-\$ AND 00

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: 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 Number):

Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

[Signature]
 Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 2 day of September, 2022.

Notary Public [Signature]

Notary Expiration Date 10/15/2025



S. LOGUE
 Notary Public - Arizona
 Maricopa Co. / #26718
 Expires 04/30/2026

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }


COUNTY OF Riverside }

Subscribed and sworn to (or affirmed) before me on this 13 day of Sept 2022
Date Month Year

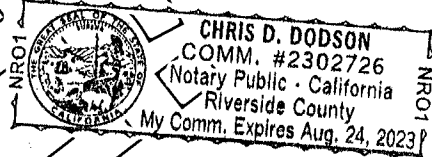
by Michael Bruce Veltman

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: 

Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT "A"
Legal Description

Lot 173, of SANTA ROSA CROSSING, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 35.

Santa Rosa Crossing