



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 11/07/2022 1342
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-113760

RECORDING REQUESTED BY
PGP Title, Inc.

When recorded return to:
Caleb A Bender and Allison Lokelani Bender
6276 W. Pleasant Oak Court
FLORENCE, AZ 85132
Escrow No.: AZ-237193

CORPORATION SPECIAL WARRANTY DEED
(without liens or encumbrances)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,
Pulte Home Company, LLC, a Michigan limited liability company, the successor by conversion of Pulte Home
Corporation, a Michigan corporation (see Arizona Corporation Commission File Number R21488019), the
GRANTOR

herein does hereby convey to
Caleb A Bender and Allison Lokelani Bender, husband and wife, **the GRANTEE**,

the following described real property situated in Pinal County, Arizona, with the title being conveyed to the grantee
as set forth in the attached acceptance by the grantee:

Lot 160, OF MERRILL RANCH UNIT-55, according to the plat of record in the Office of the County Recorder
of Pinal County, Arizona, recorded as Fee No. 2017-094165.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of
record. And the GRANTOR binds itself and its successors to warrant the title against its acts and none other,
subject to the matters above set forth.

Dated: 11-3-22

Pulte Home Company, LLC, a Michigan limited liability
company, the successor by conversion of Pulte Home
Corporation, a Michigan corporation (see Arizona
Corporation Commission File Number R21488019)

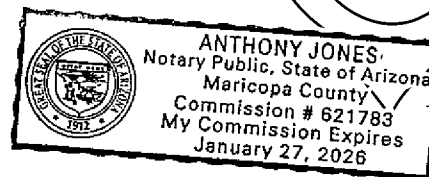
BY: Chambrosio
Closing Coordinator

STATE OF Arizona)
COUNTY OF Maricopa)

On November 3, 2022, before me, the undersigned Notary Public, personally appeared
Cheryl D'ambrosio, Closing Coordinator, 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]
Notary Public



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

ESCROW NO.: AZ-237193

Caleb A Bender and Allison Lokelani Bender, each for himself or herself and jointly, but not one for the other, state that the undersigned have offered to purchase the real property situate in Pinal County described as follows:

Lot 160, OF MERRILL RANCH UNIT 55, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded as Fee No. 2017-094165.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

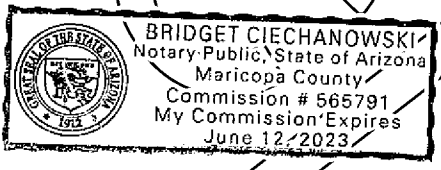
That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Dated: 11-3-22
Caleb A Bender
Caleb A Bender
Allison Lokelani Bender
Allison Lokelani Bender

STATE OF AZ
COUNTY OF MARICOPA

On this 3RD day of NOVEMBER, 2022, before me, the undersigned Notary Public, personally appeared Caleb A Bender and Allison Lokelani Bender, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subject 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]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 211-14-2450

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:

Pulte Home Company, LLC, a Michigan limited liability company, the successor by conversion of Pulte Home Corporation, a Michigan corporation (see Arizona Corporation Commission File Number R21488019)

16767 N. Perimeter Drive, Suite 100

Scottsdale, AZ 85260

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

Caleb A Bender and Allison Lokelani Bender

2990 S Power Rd #2239

Mesa, AZ 85212

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

6276 W. Pleasant Oak Court, FLORENCE, AZ 85132

5. MAIL TAX BILL TO:

#4

(b) Next tax payment due: October 2023

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. Agricultural
- 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:

- To be used as a primary residence. Owner occupied, not a primary residence.
- To be rented to someone other than a "qualified family member."

See reverse side for definition of a "primary residence" or "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
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

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.

Chamberos

Signature of Seller/Agent

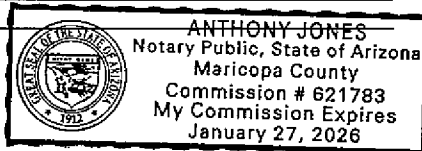
State of Arizona

County of Maricopa

Subscribed and sworn to before me on this 3RD day of NOV 2022

Notary Public _____

Notary Expiration Date 1/27/26



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-113760
RECORD DATE 11/07/2022

10. SALE PRICE: \$ 371,635.00 00

11. DATE OF SALE (Numeric Digits): 09 / 21

12. DOWN PAYMENT \$ 11,500 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: N/A

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):

PGP Title, Inc.
16767 N. Perimeter Drive, Suite 100
Scottsdale, AZ 85260
Phone 480-451-2600

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer/Agent

State of AZ, County of MARICOPA

Subscribed and sworn to before me on this 3RD day of NOV 2022

Notary Public _____

Notary Expiration Date 6/12/23

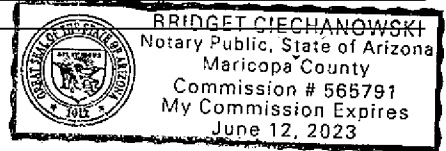


EXHIBIT "A"

Lot 160, OF MERRILL RANCH UNIT 55, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded as Fee No. 2017-094165.

