



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 06/01/2023 0904

FEE: \$30.00

PAGES: 9

FEE NUMBER: 2023-040219

Recorded at the request of *Clear Title Agency of Arizona*  
When recorded mail to:

Kenny Horstman and Nancy Horstman  
1000 S Idaho Rd 1033  
Apache Junction, AZ 85119

Escrow No.: 75230141-tg

**WARRANTY DEED**

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

**Kelly Echo Shelton, as Successor Trustee of the Wayne S. Coffman Family Trust u/a/d October 5, 2011 and Edward Franklin Lindsey, as Successor Trustee of the Bonnie L. Hartwig Coffman Family Trust, u/a/d November 14, 2001, the GRANTOR**

does hereby convey to

**Kenny Horstman and Nancy Horstman, husband and wife, as community property with right of survivorship, the GRANTEE,**

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

LOT 33, OF ROADHAVEN RESORT OF APACHE JUNCTION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDE 66 THROUGH 69.

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

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.

**See Signatures and Notary Acknowledgment Page Attached**

## BENEFICIARY DISCLOSURE

Clear Title Agency of Arizona  
1075 S. Idaho Rd Ste. 106 B  
Apache Junction, AZ 85119

RE: Escrow No.: 75230141-tg

The undersigned, Kelly Echo Shelton, being the Trustee(s) of the Wayne S. Coffman Family Trust u/a/d October 5, 2011, 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: Kelly Echo Shelton

ADDRESS: 227904 E Lechelt Rd, Kennewick, WA 99337

NAME: Guy Grant Coffman

ADDRESS: 9800 Alice Ln, Winnemucca, NV 89445

NAME: Gina Mary Orr

ADDRESS: 9455 Betty Ln, Winnemucca, NV 89445

\* continued below

Date: 5/25/2023

Wayne S. Coffman Family Trust u/a/d October 5, 2011

BY: Kelly Echo Shelton

Kelly Echo Shelton  
Successor Trustee

Name: Bonnie Margaret Cassinelli

Address: 2505 Baines Rd, Winnemucca, NV 89445

Name: Ann Marie Clark

Address: 18395 SW Salix Ridge St.  
Beaverton, OR 97006

## BENEFICIARY DISCLOSURE

Clear Title Agency of Arizona  
1075 S Idaho Rd Ste 106 B  
Apache Junction, AZ 85119

RE: Escrow No.: 75230141-tg

The undersigned, Edward Franklin Lindsey, being the Trustee(s) of the Bonnie L. Hartwig Coffman Family Trust, u/a/d November 14, 2001, 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:

ADDRESS:

NAME:

ADDRESS:

NAME:

ADDRESS:

Date: May 22, 2023

Bonnie L. Hartwig Coffman Family Trust, u/a/d November 14, 2001

BY:

Edward Franklin Lindsey  
Edward Franklin Lindsey  
Successor Trustee

Trustee

Escrow No.: 75230141-tg

**Signatures and Notary Acknowledgment Page**

See acceptance attached hereto and by this reference made a part hereof

Dated: April 13, 2023

**Wayne S. Coffman Family Trust u/a/d October 5, 2011**

BY: Signed in Counterpart

**Kelly Echo Shelton  
Successor Trustee**

**Bonnie L. Hartwig Coffman Family Trust, u/a/d November 14, 2001**

BY: Edward Franklin Lindsey Trustee  
**Edward Franklin Lindsey  
Successor Trustee**

STATE OF ARIZONA

COUNTY OF \_\_\_\_\_

Subscribed and sworn to before me this 13 day of April, 2023, by Kelly Echo Shelton, who acknowledges to be the Successor Trustee of Wayne S. Coffman Family Trust u/a/d October 5, 2011, and as such officer is duly authorized to sign on behalf of the Trust

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF ARIZONA

COUNTY OF \_\_\_\_\_

Subscribed and sworn to before me this 13 day of April, 2023, by Edward Franklin Lindsey, who acknowledges to be the Successor Trustee of Bonnie L. Hartwig Coffman Family Trust, u/a/d November 14, 2001, and as such officer is duly authorized to sign on behalf of the Trust

In witness whereof I hereunto set my hand and official seal.

Warranty Deed - continued

Escrow No.: 75230141-tg

Notary Public

*see attached*

My Commission Expires: \_\_\_\_\_

Notary Public

warranty deed

**CALIFORNIA NOTARIAL CERTIFICATE  
(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 Alameda

Subscribed and sworn to (or affirmed) before me on this 22 day of MAY,  
20 23, by Edward Franklin Lindsey, proved to me on the basis of satisfactory  
evidence to be the person(s) who appeared before me.

Signature Reyna Inguanzo

(Seal)



Escrow No.: 75230141-tg

**Signatures and Notary Acknowledgment Page**

See acceptance attached hereto and by this reference made a part hereof

Dated: April 13, 2023

**Wayne S. Coffman Family Trust u/a/d October 5, 2011**

BY: Kelly Echo Shelton  
Kelly Echo Shelton  
Successor Trustee

**Bonnie L. Hartwig Coffman Family Trust, u/a/d November 14, 2001**

BY: Signed in Counterpart  
Edward Franklin Lindsey  
Successor Trustee

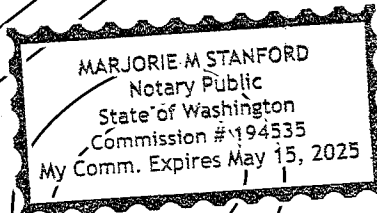
STATE OF <sup>mms</sup>ARIZONA Washington }  
COUNTY OF Benton } SS

Subscribed and sworn to before me this 25 day of May, 2023, by Kelly Echo Shelton, who acknowledges to be the Successor Trustee of Wayne S. Coffman Family Trust u/a/d October 5, 2011, and as such officer is duly authorized to sign on behalf of the Trust

In witness whereof I hereunto set my hand and official seal.

Marjorie M Stanford  
Notary Public

My Commission Expires: 5-15-25



STATE OF ARIZONA }  
COUNTY OF \_\_\_\_\_ } SS

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Edward Franklin Lindsey, who acknowledges to be the Successor Trustee of Bonnie L. Hartwig Coffman Family Trust, u/a/d November 14, 2001, and as such officer is duly authorized to sign on behalf of the Trust

In witness whereof I hereunto set my hand and official seal

Signed in Counterpart

Escrow No.: 75230141-tg

## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to that particular Warranty Deed dated April 13, 2023 by and between

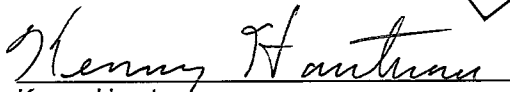
**Wayne S. Coffman, as Trustee of the Wayne S. Coffman Family Trust u/a/d October 5, 2011 and Edward Franklin Lindsey, as Successor Trustee of the Bonnie L. Hartwig Coffman Family Trust, u/a/d November 14, 2001, as Grantors, and**

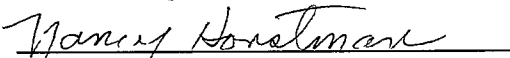
**Kenny Horstman and Nancy Horstman, as Grantees.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this 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: May 22, 2023

  
Kenny Horstman

  
Nancy Horstman

STATE OF ~~ARIZONA~~ <sup>AAW</sup> Nebraska }  
COUNTY OF Scotts Bluff } SS

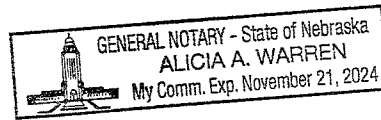
Subscribed and sworn to before me this 24 day of May, 20 23, by Kenny Horstman and Nancy Horstman.

In witness whereof I hereunto set my hand and official seal.

Alicia A. Warren

Notary Public

My Commission Expires: 11-21-24



# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-35-0330

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

Wayne S. Coffman, Trustee of the Wayne S. Coffman Family Trust u/a/d October 5, 2011 and Edward Franklin Lindsey, as Successor Trustee of the Bonnie L. Hartwig Coffman Family Trust, u/a/d November 14, 2001

PO Box 1562

Winnemucca, NV 89445

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

Kenny Horstman and Nancy Horstman

6851 Filmore

Hemingford, NE 69348

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

If Yes, state relationship:

## 4. ADDRESS OF PROPERTY:

1000 S Idaho Rd 1033

Apache Junction, AZ 85119

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

Kenny Horstman and Nancy Horstman

6851 Filmore

Hemingford, NE 69348

(b) Next tax payment due: October 1, 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.

Signature of Seller / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (02/2019)

## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION

FEE NO

RECORD DATE

PINAL

2023-040219

06/01/2023

## 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:

\$

240000

00

## 11. DATE OF SALE (Numeric Digits):

04 / 2023

Month / Year

## 12. DOWN PAYMENT

\$

240000

00

## 13. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price)

e. ☐ New loan(s) from financial institution:

b. ☐ Barter or trade

(1) ☐ Conventional

c. ☐ Assumption of existing loan(s)

(2) ☐ VA

d. ☐ Seller loan (Carryback)

(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):

Clear Title Agency of Arizona

1075 S Idaho Rd Ste. 106 B, Apache Junction, AZ 85119

(480)278-8475

## 18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of Nebraska

County of Scotts Bluff

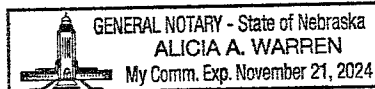
Subscribed and sworn to before me on this 24 day of May

2023

Notary Public

Notary Expiration Date

11-21-24



# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-35-0330

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

Kelly Echo Shelton, Successor  
Wayne S. Coffman, as Trustee of the Wayne S. Coffman Family Trust  
u/a/d October 5, 2011 and Edward Franklin Lindsey, as Successor  
Trustee of the Bonnie L. Hartwig Coffman Family Trust, u/a/d  
November 14, 2001

PO Box 1562

Winnemucca, NV 89445

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

Kenny Horstman and Nancy Horstman

6851 Filmore

Hemingford, NE 69348

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

If Yes, state relationship:

## 4. ADDRESS OF PROPERTY:

1000 S Idaho Rd 1033

Apache Junction, AZ 85119

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

Kenny Horstman and Nancy Horstman

6851 Filmore

Hemingford, NE 69348

(b) Next tax payment due: October 1, 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  
i. ☐ Other Use; Specify:  
d. ☐ 2-4 Plex  
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.

Kelly Echo Shelton  
Signature of Seller / Agent

State of Washington, County of Benton

Subscribed and sworn to before me on this 25 day of May, 2023

Notary Public Marjorie M Stanford

Notary Expiration Date 5-15-25

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public

Notary Expiration Date

MARJORIE M STANFORD  
Notary Public  
State of Washington  
Commission # 194535  
My Comm. Expires May 15, 2025

## FOR RECORDER'S USE ONLY

## 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: \$ 240000 00

11. DATE OF SALE (Numeric Digits): 04 / 2023  
Month / Year

12. DOWN PAYMENT \$ 240000 00

## 13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
d. ☐ Seller loan (Carryback) (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: 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):

Clear Title Agency of Arizona

1075 S Idaho Rd Ste 106 B, Apache Junction, AZ 85119

(480)278-8475

## 18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

## EXHIBIT "A"

LOT 33, OF ROADHAVEN RESORT OF APACHE JUNCTION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDE 66 THROUGH 69.

Unofficial