



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 09/26/2023 1507

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2023-071335

This area reserved for County Recorder

Equity Title Agency, Inc.

AFTER RECORDING, RETURN TO:

Khadeja Ross

37506 W Leonessa Ave

Maricopa, AZ 85138

ESCROW No. 02543279-025-M3M

## Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations,

**Luis A Benitez and Nathalie Benitez, husband and wife**

do/does hereby convey to

**Khadeja Ross, an unmarried woman**

the following real property situated in the county of **Pinal**, State of **ARIZONA**:

Lot 87, SORRENTO "PARCEL 7", according to Cabinet E, Slide 91, records of Pinal County, Arizona.

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: August 31, 2023

GRANTOR(S):

Luis Benitez  
Luis A Benitez

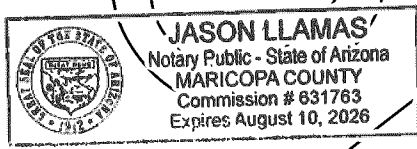
Nathalie Benitez  
Nathalie Benitez

STATE OF ARIZONA  
COUNTY OF Pinal

} SS

This instrument was acknowledged before me this 01  
day of SEP., 20 23 by Luis A  
Benitez and Nathalie Benitez

My commission will expire 08/10/2026 Notary Public



ARIZONA

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-54-792  
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:

Luis A Benitez, Nathalie Benitez  
37506 W Leonessa Ave  
Maricopa, AZ 85138

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

Khadeja Ross,  
2011 W Morten Ave #210  
Phoenix, AZ 85021

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

4. ADDRESS OF PROPERTY:

37506 W Leonessa Ave  
Maricopa, AZ 85138

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

Khadeja Ross  
37506 W Leonessa Ave  
Maricopa, AZ 85138

(b) Next tax payment due April 2024

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:

- 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.

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2023-071335  
RECORD DATE 09/26/2023

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:

10. SALE PRICE: \$ 390,000.00

11. DATE OF SALE (Numeric Digits): 08 / 2023  
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:  
\$ 0 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:  
n/a

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Equity Title Agency, Inc.  
1045 W Queen Creek Rd, Ste 5, Chandler, AZ 85248  
(480) 722-9429

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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]  
Signature of Seller / Agent  
State of Arizona County of Maricopa  
Subscribed and sworn to before me on this 26th day of September 2023  
Notary Public: [Signature]  
Notary Expiration Date: 1/31/2025



**MONICA MALDONADO**  
Notary Public - Arizona  
Pinal Co. / #597491  
Expires 01/31/2025

[Signature]  
Signature of Buyer / Agent  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 26th day of September 2023  
Notary Public: [Signature]  
Notary Expiration Date: 1/31/2025



**MONICA MALDONADO**  
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**EXHIBIT "A"**  
**Legal Description**

Lot 87, SORRENTO "PARCEL 7"; according to Cabinet F, Slide 91, records of Pinal County, Arizona.