



DATE/TIME: 02/28/2024 0846

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-013987

Recording requested by:
Landmark Title Assurance Agency of Arizona, LLC

After Recording Return To:
Dale Aman and Debra Aman

1225 Stewart Dr
Aberdeen, SD 57401

File Number: 2296-040-NL

1 of 1

Warranty Deed

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

Douglas Ganske and Mary E. Cruz, husband and wife

("Grantor") do/does hereby convey to

Dale Aman and Debra Aman, husband and wife, as community property with rights of survivorship

("Grantee") the following real property situated in Pinal, ARIZONA:

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

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: 2/22/2024

See signature page and notary acknowledgment on page 2

Douglas Ganske
Douglas Ganske

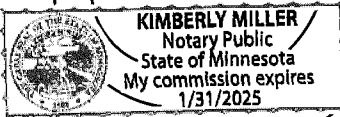
Mary E. Cruz
Mary E. Cruz

STATE OF ARIZONA MN
COUNTY OF MARICOPA Dakota

On this 22 day of Feb, 2024, before me personally appeared Douglas Ganske and Mary E. Cruz, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]

Kimberly Miller
Notary Public



WARRANTY DEED

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Dale Aman and Debra Aman, husband and wife, as community property with rights 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 February 22, 2024 , and executed by **Douglas Ganske and Mary E. Cruz, husband and wife** as Grantors, to **Dale Aman and Debra Aman, husband and wife, as community property with rights of survivorship** as Grantees, and which conveys certain premises described as:

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

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with 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: February 22, 2024

BUYER:

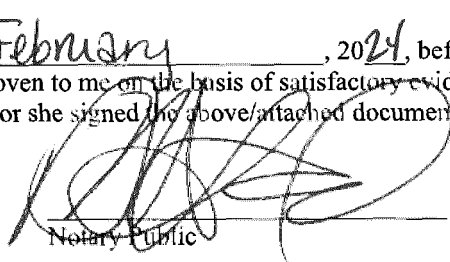

Dale Aman


Debra Aman

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 22nd day of February, 2024, before me personally appeared Dale Aman and Debra Aman, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]


Notary Public

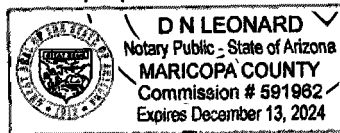


EXHIBIT A

Lot 929, GOLDEN VISTA R.V. RESORT, according to Cabinet A, Slide 159, records of Pinal County, Arizona.

Golden Vista

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 103 - 36 - 030 - 0
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Douglas Ganske and Mary E. Cruz
6859 Blackhawk Trail
Inver Grove Heights, MN 55077

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

Dale Aman and Debra Aman
3710 South Goldfield Road, #614
Apache Junction, AZ 85119

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

4. ADDRESS OF PROPERTY:

3710 S Goldfield Rd #929/ 929 S Nickel Drive
Apache Junction, AZ 85119

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

Dale Aman and Debra Aman
1225 Stewart Dr
Aberdeen, SD 57401

(b) Next tax payment due 10/01/24

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.

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 Mary E. Ganske

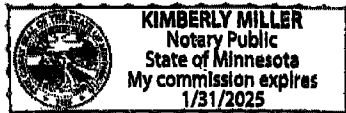
State of MN Arizona County of Dakota Maricopa

Subscribed and sworn to before me on this 22 day of Feb 2024

Notary Public [Signature]

Notary Expiration Date 1/31/2025

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-013987
RECORD DATE 02/28/2024

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: \$ 142,000.00 00

11. DATE OF SALE (Numeric Digits): 02 24
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:
\$ 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):

Landmark Title
1910 S Stapley Dr. Suite 221
Mesa, AZ 85204

18. LEGAL DESCRIPTION (attach copy if necessary):

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

SIGNED IN COUNTERPART

Signature of Buyer / Agent _____

State of Arizona County of Maricopa

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 103 - 36 - 030 - 0
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Douglas Ganske and Mary E. Cruz

6859 Blackhawk Trail

Inver Grove Heights, MN 55077

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

Dale Aman and Debra Aman

3710 South Goldfield Road, #614

Apache Junction, AZ 85119

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

3710 S Goldfield Rd #929/ 929 S Nickel Drive

Apache Junction, AZ 85119

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

Dale Aman and Debra Aman

1225 Stewart Dr

Aberdeen, SD 57401

(b) Next tax payment due 10/01/24

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.

THE UNDERSIGNED, INDIVIDUALLY SWORN ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE PROPERTY DESCRIBED PROPERTY.

Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

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: \$ 142,000.00 00

11. DATE OF SALE (Numeric Digits): 02 24
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:

\$ 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):

Landmark Title
1910 S Stapley Dr, Suite 221
Mesa, AZ 85204

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 27th day of February, 2024

Notary Public _____

Notary Expiration Date 12/13/24

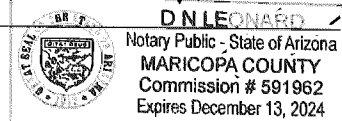


EXHIBIT "A"
Legal Description

Lot 929, GOLDEN VISTA R.V. RESORT, according to Cabinet A, Slide 159, records of Pinal County, Arizona.

UNOFFICIAL