



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 07/31/2024 1108

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2024-057848

**Recording Requested By:  
Title Services of the Valley Agency**

**And When Recorded Mail To:  
Andres Hermosillo  
41104 West Thornberry Lane  
Maricopa, AZ 85138**

**Escrow No. 2107TSV 14C 1 of 2**

This area reserved for County  
Recorder

**WARRANTY DEED**

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

**Debra P. Buis and Joe Neal Buis, Trustees of The Debra P. Buis and Joe Neal Buis**

**Revocable Living Trust dated November 11, 2020**

do hereby convey to

**Andres Hermosillo, an unmarried man**

the following described property situated in the County of **Pinal**, State of **Arizona**:

**Lot 94, FINAL PLAT FOR PARCEL 3 AT HOMESTEAD NORTH, according to the plat  
of record in the office of the County Recorder of Pinal County, Arizona, recorded in  
Cabinet F, Slide 136.**

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way,  
easements, and all other matters of record.

Dated July 25, 2024

Warranty Deed

Escrow No. 2107TSV

And we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: July 25, 2024

Debra P. Buis and Joe Neal Buis Revocable Living Trust dated November 11, 2020

By Joe Neil Buis, Trustee

By Debra P. Buis, Trustee

STATE OF Illinois )  
 )SS.  
County of Will )

On July 29, 2024, before me, the undersigned Notary Public, personally appeared **Joe Neil Buis, Trustee and Debra P. Buis, Trustee of Debra P. Buis and Joe Neal Buis Revocable Living Trust dated November 11, 2020**, 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 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.

My Commission Expires: 10/8/25

Notary Public



**TRUST DISCLOSURE**

DATE: July 25, 2024

TO: Title Services of the Valley Agency

RE: 2107TSV

**TO WHOM IT MAY CONCERN:**

Please be advised that the Trust, dated 11/11/2020 has not been revoked and is still in effect. Further, be advised that said Trust Agreement has not been further amended since 2020.

Pursuant to A.R.S. 33-404 The Beneficiaries of said Trust Agreement are as follows:

**BENEFICIARY:**

Diana Buis

**Address:**

203 Keller St, Plano IL 60545

**BENEFICIARY:**

**Address:**

**BENEFICIARY:**

**Address:**

**BENEFICIARY:**

**Address:**

Debra P. Buis and Joe Neal Buis Revocable Living Trust dated November 11, 2020

*Joe Neal Buis*  
By Joe Neal Buis, Trustee

*Debra P. Buis*  
By Debra P. Buis, Trustee

**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel: 512-43-31702

BOOK MAP PARCEL SPLIT LETTER  
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? N/A

Please list the additional parcels below (no more than four):

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**

Debra P. Buis and Joe Neal Buis Revocable Living Trust dated November 11, 2020

4089 N II Rte 23

Sheridan, IL 60551

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

Andres Hermosillo

108 S Shipman Ave

La Puente, CA 91744

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

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

41104 West Thornberry Lane Maricopa, AZ 85138

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

Andres Hermosillo

41104 West Thornberry Lane

Maricopa, AZ 85138

(b) Next tax payment due 10/1/2024

**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 Home 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 "family member."
- c.  To be used as a non-primary or secondary residence.

**8. If you checked e or f in item 6 above, indicate the number of units:** \_\_\_\_\_

For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2024-057848  
RECORD DATE 07/31/2024

**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: \$350,000.00**

**11. DATE OF SALE (Numeric Digits):** 07 / 2024  
8,644.18 Month Year

**12. DOWN PAYMENT: \$6,340.00**

**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% 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 Sales 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):**

Andres Hermosillo  
108 S Shipman Ave  
La Puente, CA 91744

**18. LEGAL DESCRIPTION**

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.

Walter P. Buis

Signature of Seller/Agent

State of Illinois County of Will

Subscribed and sworn to before me this 29 day of

July, 2024

Notary

Public

Christina Murrell

Notary Expiration

Date

10/8/25

DOR FORM 82162 (02/2019)

Signature of Buyer/Agent

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

Subscribed and sworn to before me this \_\_\_\_\_ day of

20\_\_\_\_

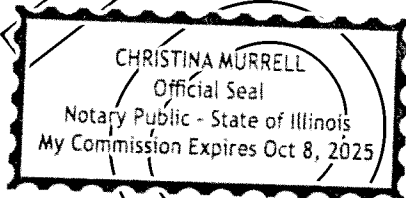
Notary

Public

Notary Expiration

Date

**Signed in Counterpart**



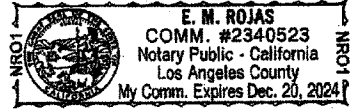
**FFC's**

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 this \_\_\_\_\_ day of \_\_\_\_\_  
20 \_\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_  
DOR FORM 82162 (02/2019)

*AM*  
Signature of Buyer/Agent \_\_\_\_\_  
State of California County of Los Angeles  
Subscribed and sworn to before me this 29 day of July  
2024  
Notary Public Amador  
Notary Expiration Date 12-20-2024  
07-29-2024

Signed in Counterpart



see attached certificate

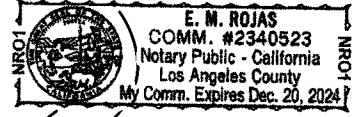
Notary Public

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 29  
day of July, 2024, by Andres Hermosillo

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



(Seal) Signature Andres Hermosillo

**Exhibit 'A'**

Lot 94, FINAL PLAT FOR PARCEL 3 AT HOMESTEAD NORTH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 136.

HOMESTEAD