



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 01/21/2025 1439  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2025-004492

Recording requested by:  
DHI TITLE AGENCY

When Recorded Return To:  
**Joseph Benner, sole Trustee, or his successors in trust, under The Joey Benner Living Trust dated August 30, 2023 and any amendments thereto**  
5494 E Azara Dr  
San Tan Valley, AZ 85140

1/2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 275-244701689

**CORPORATION  
SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: THAT

**D.R. Horton, Inc., a Delaware corporation**

for consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, the GRANTOR herein, does hereby convey to

**Joseph Benner, sole Trustee, or his successors in trust, under The Joey Benner Living Trust dated August 30, 2023 and any amendments thereto**

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

Lot 76, of QUAIL RANCH PARCEL A1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2023-061759.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2024-036499, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

SUBJECT TO: Existing taxes, assessments, reservations in patents and all easements, rights of way, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the GRANTOR does warrant the title against all acts of Grantor, subject to the matters above set forth.


IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be signed by the undersigned officer.

**CORPORATION SPECIAL WARRANTY DEED**

(Continued)

Dated this 10 day of January, 2025

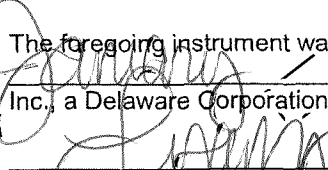
**D.R. Horton, Inc., a Delaware Corporation**

BY:   
Authorized Representative

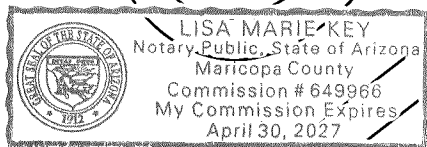
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this 10 day of January, 2025, by Victor Gonzalez, Jr., Authorized Representative of D. R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

  
Notary Public, State of Arizona  
My Commission Expires: 11-30-2027

(SEAL)



**D.R. Horton**

**TRUST CERTIFICATION  
AND BENEFICIARY DISCLOSURE**

DATE: January 7, 2025

RE: 275-244701689

I/We, Joseph Daniel Benner, trustee(s) confirm the following facts:

1. The Joseph Benner, sole Trustee, or his successors in trust, under The Joey Benner Living Trust dated August 30, 2023 and any amendments thereto is currently in existence and was executed on August 30, 2023.
2. The settlor(s) of the trust are: Joseph Benner.
3. The Trust Agreement has not been amended except as follows:  
N/A
4. The currently acting trustee(s) of the trust and address(es) is (are):  
Joseph Benner  
5494 Azara Dr.  
San Tan Valley, AZ
5. The power of the trustee(s) includes:
  - a. The powers to sell, convey and exchange  Yes  No (check one)
  - b. The power to borrow money and encumber the trust property with a deed of trust or mortgage  
 Yes  No (check one)
6. The trust is  REVOCABLE  IRREVOCABLE (check one) and the following party(ies), if any, is (are) identified as having the power to revoke the trust:
7. The trust DOES NOT have multiple trustees.
8. The same person is not now nor at the time of creation of the Trust the sole trustee and sole beneficiary.
9. Title to the trust assets is to be taken in the following manner:  
The Joey Benner Living Trust dated August 30, 2023
10. The names and addresses of the Trust Beneficiaries must be disclosed on the Conveyance Deed. The names and addresses of the Trust Beneficiaries are as follows:  
Joseph Benner  
5494 E. Azara Dr.  
San Tan Valley, AZ

The undersigned trustee(s) declare(s) that the trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

Joseph Benner, sole Trustee, or his successors in trust, under The Joey Benner Living Trust dated August 30, 2023 and any amendments thereto

BY: Joseph Benner  
Joseph Benner, Sole Trustee

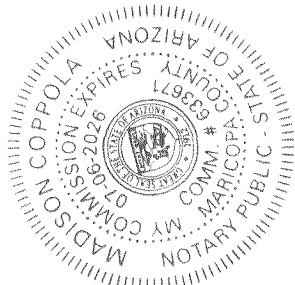
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this 10 day of January, 2025, by Joseph Benner, sole Trustee, or his successors in trust, under The Joey Benner Living Trust dated August 30, 2023 and any amendments thereto.

Notary Public, State of Arizona  
My Commission Expires: 7/6/26

(SEAL)



**AFFIDAVIT OF PROPERTY VALUE**

FOR RECORDER'S USE ONLY  
COUNTY OF RECORDATION PINAL  
FEE NO 2025-004492  
RECORD DATE 01/21/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 210-02-1040  
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  
D.R. Horton, Inc.  
2525 West Frye Road, Suite 100  
Chandler, AZ 85224

3. (a) BUYER'S NAME AND ADDRESS:  
Joseph Benner, sole Trustee, or his successors in trust, under The Joey Benner Living Trust dated August 30, 2023 and any amendments thereto  
5494 E Azara Dr  
San Tan Valley, AZ 85140  
(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship:

4. ADDRESS OF PROPERTY:  
5468 East Rock Bush Lane  
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Joseph Benner, sole Trustee, or his successors in trust, under The Joey Benner Living Trust dated August 30, 2023 and any amendments thereto  
5494 E Azara Dr  
San Tan Valley, AZ 85140  
(b) Next tax payment due: October 1, 2025

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  
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.

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: \$ 339900 00

11. DATE OF SALE (Numeric Digits): 12 / 2024  
Month / Year

12. DOWN PAYMENT \$ 339900 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:

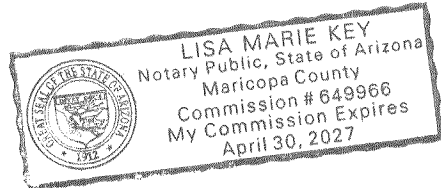
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
DHI Title Agency  
2525 West Frye Road, Suite 120  
Chandler, AZ 85224  
(480)368-7645

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 of Seller / Agent  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 9 day of January, 2025  
Notary Public  
Notary Expiration Date 04-30-2027

Signature of Buyer / Agent  
State of Arizona, County of Pinal  
Subscribed and sworn to before me on this 9 day of January, 2025  
Notary Public  
Notary Expiration Date 04-30-2027



**EXHIBIT "A"**

Lot 76, of QUAIL RANCH PARCEL A1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2023-061759.

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2024-036499, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

UNOFFICIAL