



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Dana Lewis
Electronically Recorded

DATE/TIME: 05/28/2025 1122
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2025-042984

RECORDING REQUESTED BY:
Pinnacle Title and Escrow Agency LLC

AND WHEN RECORDED MAIL TO:
Rodney Andrew Hesselink and Lindsey Hesselink
34365 N Barzona Trl
San Tan Valley, AZ 85143

ESCROW NO.: 25-04-06354CC 2/3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Dale Johnsen and Theresa Johnsen, husband and wife as joint tenants with right of survivorship

do/does hereby convey to

Rodney Andrew Hesselink and Lindsey Hesselink, husband and wife

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

Lot 68, PARCEL 8 AT CIRCLE CROSS RANCH, according to Cabinet F, Slide 77, records of Pinal County Arizona.

APN: 210-80-2840

Grantees acceptance 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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Warranty Deed Continued

Dated: May 19, 2025

GRANTOR(S):

Dale Johnson
Dale Johnson

Theresa Johnson
Theresa Johnson

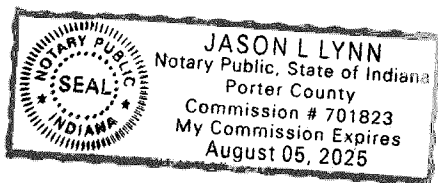
State of Indiana

County of Porter

On 20 day of May, 2025 before me the undersigned Notary Public, personally appeared Dale Johnson and Theresa Johnson 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 by 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.

Signature [Signature]

My Commission Expires: 8-5-2025



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

Rodney Andrew Hesselink and Lindsey Hesselink, husband and wife 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 May 19, 2025, and executed by **Dale Johnsen and Theresa Johnsen, husband and wife as joint tenants with right of survivorship** as Grantors, to **Rodney Andrew Hesselink and Lindsey Hesselink, husband and wife** as Grantees, and which conveys certain premises described as:

Lot 68, PARCEL 8 AT CIRCLE CROSS RANCH, according to Cabinet F, Slide 77, records of Pinal County Arizona.

APN: 210-80-2840

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.

ESCROW NO.: 25-04-06354CC

Dated: May 19, 2025

GRANTEE(S):

Rodney Andrew Hesselink
Rodney Andrew Hesselink

Lindsey Hesselink
Lindsey Hesselink

STATE OF ARIZONA

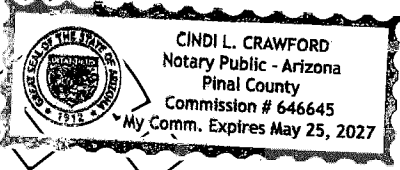
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this
27 day of May, 2025
by Rodney Andrew Hesselink and Lindsey Hesselink.

Cindi L. Crawford
Notary Public

FOR NOTARY SEAL OR STAMP

My Commission Expires: 05/25/2027



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-80-2840
 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

Dale Johnsen and Theresa Johnsen
 2658 Flagstone Dr
 Valparaiso, IN 46385

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

Rodney Andrew Hesselink and Lindsey Hesselink
 10631 East Southern Ave, Apt 3104
 Mesa, AZ 85209

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

4. ADDRESS OF PROPERTY:

34365 N Barzona Trl
 San Tan Valley, AZ 85143

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

Rodney Andrew Hesselink and Lindsey Hesselink
 34365 N Barzona Trl
 San Tan Valley, AZ 85143

(b) Next tax payment due: October 1, 2025

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 2025-042984
 RECORD DATE 05/28/2025

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: \$ 400,000 00

11. DATE OF SALE (Numeric Digits): 04 / 2025
 Month / Year

12. DOWN PAYMENT \$ 12,000 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):
 Seller and Buyer as shown in #2 and #3

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: Dale Johnsen
 State of IN, County of Porter

Signature of Buyer/ Agent: Rodney Andrew Hesselink
 State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 20 day of May 20 25

Subscribed and sworn to before me on this 27 day of May 20 25

Notary Public: Jason L Lynn

Notary Public: Cindi L Crawford

Notary Expiration Date: 8-5-2025

Notary Expiration Date: 05/25/2027

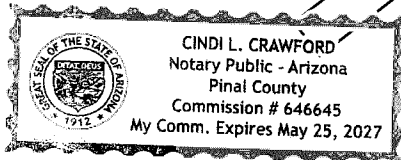
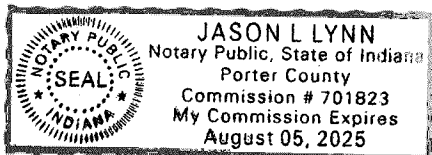


EXHIBIT "A"

Lot 68, PARCEL 8 AT CIRCLE CROSS RANCH, according to Cabinet F, Slide 77, records of Pinal County Arizona.

APN: 210-80-2840

WORLDWIDE