



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/28/2025 1002

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-069601

RECORDING REQUESTED BY:
Stewart Title & Trust of Phoenix, Inc.

WHEN RECORDED MAIL TO:
Stewart Title & Trust of Phoenix, Inc. - Biltmore
3131 E. Camelback Rd., Suite 200
Phoenix, AZ 85016

FILE NO.: 2613126

SPACE ABOVE THIS LINE FOR RECORDERS USE

SPECIAL WARRANTY DEED

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

Coventry, Veronon & Roberts, LLC. fka Childers & Coventry, LLC as Successor Trustee, of the Jeffrey Botta Living Trust, dated April 18, 2013, and any amendments thereto

do/does hereby convey to

Jeffrey B Cloud, as Trustee of the Jeff Botta Jr. Trust, a Subtrust of the Jeffrey Botta Living Trust dated April 18, 2013 and any amendments thereto

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

Lot 123, THE VILLAGE AT COPPER BASIN UNIT 3A, according to the plat of record in Cabinet E, Slide 30, records of Pinal County, Arizona.

Except all coal and other minerals reserved in patent from the State of Arizona pursuant to Act of Congress dated January 25, 1927.

APN: 210-73-1300

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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Date: June 2, 2025

SIGNATURE AND NOTARY ACKNOWLEDGMENT ON PAGE 2

Coventry, Veronon & Roberts, LLC. fka Childers & Coventry, LLC as Successor Trustee, of The Jeffrey Botta Living Trust, dated April 18, 2013

By: 
Coy T. Vernon
Its: Member

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

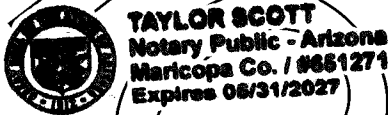
State of Arizona)
County of Maricopa) ss

This instrument was acknowledged before me this 22 day of August, 2025 by Coy T. Vernon as Partner/Director of Coventry, Veronon & Roberts, LLC. fka Childers & Coventry, LLC as Successor Trustee, of The Jeffrey Botta Living Trust, dated April 18, 2013.

(Seal)


Notary Public

My commission expires: 05/31/2027


TAYLOR SCOTT
Notary Public - Arizona
Maricopa Co. / #651274
Expires 05/31/2027

DATE: July 31, 2025

FILE NO.: 2613126

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to A.R.S. § 33-404, the names and addresses of the beneficiaries of the Declaration of Trust dated April 18, 2013 are as follows:

Name: Jeffrey Botta Jr.

Address: 6258 E. Evergreen St. Mesa AZ 85205

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: [Signature] _____

(Signature of Trustee)

(Signature of Trustee)

as Trustee(s) of The Jeffrey Botta Living Trust, dated April 18, 2013

(This document will be recorded at the close of escrow attached to the Deed.)

DATE: June 2, 2025

FILE NO.: 2613126

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to A.R.S. § 33-404, the names and addresses of the beneficiaries of the Declaration of Trust dated April 18, 2013 are as follows:

Name: Jeff Botta Jr.

Address: 6258 E Evergreen St., Mesa, AZ 85205

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Signed by:
Jeff Cloud
By: _____
B7CE50A5661B4E6
(Signature of Trustee)

(Signature of Trustee)

as Trustee(s) of The Jeff Botta Jr. Trust, a Subtrust of the Jeffrey Botta Living Trust, dated April 18, 2013

(This document will be recorded at the close of escrow attached to the Deed.)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-73-1300
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) _____ (3) _____
- (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Coventry, Veronon & Roberts, LLC, fka Childers & Coventry, LLC as Successor Trustee, of The Jeffrey Botta Living Trust, dated April 18, 2013
17215 N 72nd Dr
Glendale, AZ 85308

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

Jeffrey B Cloud, as Trustee of the Jeff Botta Jr. Trust, a Subtrust of the Jeffrey Botta Living Trust dated April 18, 2013 and any amendments thereto
6258 E Evergreen St
Mesa, AZ 85205

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

4. ADDRESS OF PROPERTY:

3524 E Morenci Road
San Tan Valley, AZ 85143

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

Jeffrey B Cloud, as Trustee of the Jeff Botta Jr. Trust, a Subtrust of the Jeffrey Botta Living Trust dated April 18, 2013 and any amendments thereto
6258 E Evergreen St
Mesa AZ 85205

(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.

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 Veronon Roberts
State of Arizona, County of Maricopa
Subscribed and sworn to before me

on this 22 day August of 20 25
Notary Public [Signature]

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2025-069601
RECORD DATE 08/28/2025

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: \$ 518,500.00

11. DATE OF SALE (Numeric Digits): 5/2024
Month / Year

12. DOWN PAYMENT \$ 00 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback) f. Other financing; Specify: In Kind - Gift

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):
BUYER AND SELLER HEREIN.

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit "A"

Signature of Buyer / Agent [Signature]
State of AZ, County of Maricopa
Subscribed and sworn to before me on this

25 day Aug of 20 25
Notary Public [Signature]

Notary Expiration Date

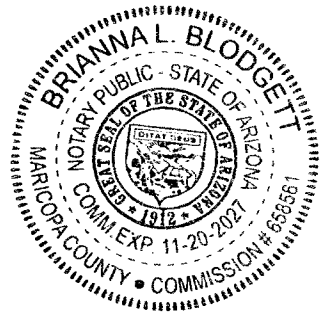
05/31/2027

Notary Expiration Date

11/20/27



TAYLOR SCOTT
Notary Public - Arizona
Maricopa Co. / #661271
Expires 06/31/2027



Maricopa

File No.: 2613126

EXHIBIT "A"
Legal Description

Lot 123, THE VILLAGE AT COPPER BASIN UNIT 3A, according to the plat of record in Cabinet E, Slide 30, records of Pinal County, Arizona.

Except all coal and other minerals reserved in patent from the State of Arizona pursuant to Act of Congress dated January 25, 1927.

APN: 210-73-1300

COPPER BASIN