



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY:
Agave Title Agency

AND WHEN RECORDED MAIL TO:
David J. Bennett and LuAnn Bennett
63253 E. Flower Ridge Drive
Tucson, AZ 85739

DATE/TIME: 09/04/2025 1349
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2025-071627

ESCROW NO.: A25-12835

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Leslie Patricia Mancio an unmarried person and Yuliana Lidieth Giron an unmarried person

do/does hereby convey to

David J. Bennett and LuAnn Bennett, a married couple, as community property with right of survivorship

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

Lot 37, of **SADDLEBROOKE UNIT THIRTY-THREE**, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 163.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other materials which is or may be determined by the laws of the United States, or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in Patent of said Land recorded in Docket 2081, Page 654.

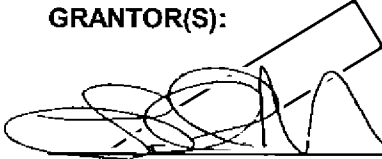
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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

RECORDED

Dated: August 26, 2025

GRANTOR(S):



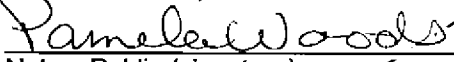
Leslie Patricia Mancio



Yuliana Lidieth Giron

State of Arizona }}ss:
County of Pima

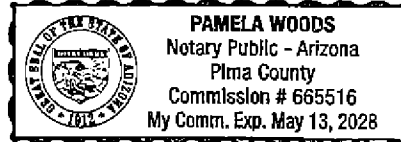
On this 3 day of September, 2025 before me, the Undersigned Notary Public in and for said County and State, personally appeared Leslie Patricia Mancio and Yuliana Lidieth Giron personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her /their authorized capacity(ies), and that 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 WITNESS my hand and official seal.



FOR NOTARY SEAL OR STAMP

Notary Public (signature)

My Commission Expires: 5/13/2028



Large, faint, diagonal watermark text: "P. Woods"

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

David J. Bennett and LuAnn Bennett, a married couple, as community property with right 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 August 26, 2025, and executed by Leslie Patricia Mancio an unmarried person and Yuliana Lidieth Giron an unmarried person as Grantors, to David J. Bennett and LuAnn Bennett, a married couple, as community property with right of survivorship as Grantees, and which conveys certain premises described as:

Lot 37, of SADDLEBROOKE UNIT-THIRTY-THREE, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 163.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other materials which is or may be determined by the laws of the United States, or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in Patent of said Land recorded in Docket 2081, Page 654.

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.: A25-12835

Dated: August 26, 2025

GRANTEE(S):

[Signature]
David J. Bennett

[Signature]
LuAnn Bennett

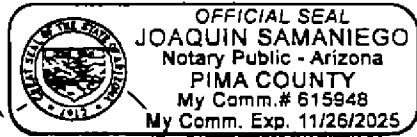
State of Arizona

County of Pima

On this 03rd day of September, 2025 before me, the Undersigned Notary Public in and for said County and State, personally appeared David J. Bennett and LuAnn Bennett, 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 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. WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

[Signature]
Notary Public
My Commission Expires: 11/26/2025



CPWROS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305-78-0370

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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

Leslie Patricia Mancio and Yuliana Lidieith Giron

63253 E. Flower Ridge Drive

Tucson, AZ 85739

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

David J. Bennett and LuAnn Bennett

61791 E. Ironwood Lane

Tucson, AZ 85739

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

63253 E. Flower Ridge Drive

Tucson, AZ 85739

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

David J. Bennett and LuAnn Bennett

63253 E. Flower Ridge Drive

Tucson, AZ 85739

(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

State of _____, County of _____

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
COUNTY OF RECORDATION PINAL
FEE NO 2025-071627
RECORD DATE 09/04/2025

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: \$ 653,000 00

11. DATE OF SALE (Numeric Digits): 08 / 2025
Month / Year

12. DOWN PAYMENT \$ 223,000 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):

Agave Title Agency
8580 N Oracle Road, Suite 180
Oro Valley, AZ 85704

18. LEGAL DESCRIPTION (attach copy if necessary):

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

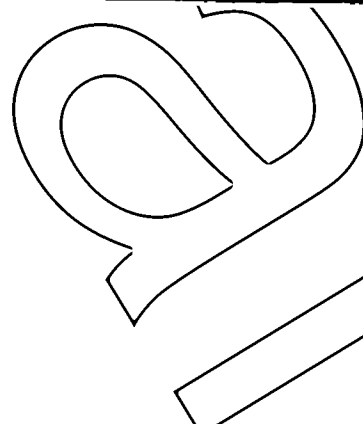
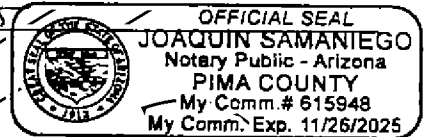
Signature of Buyer / Agent

State of Arizona, County of Pima

Subscribed and sworn to before me on this 03 day of September 20 25

Notary Public

Notary Expiration Date 11/26/2025



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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Please list the additional parcels below (attach list if necessary):

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(2) _____ (4) _____

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63253 E. Flower Ridge Drive
Tucson, AZ 85739

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Tucson, AZ 85739

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

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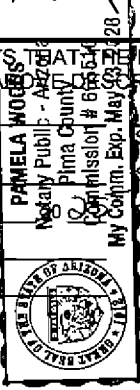
Signature of Seller / Agent

State of AZ, County of Pima

Subscribed and sworn to before me on this 3 day of Sept

Notary Public Pamela Woods

Notary Expiration Date 5/3/2028



9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Agave Title Agency
8580 N Oracle Road, Suite 180
Oro Valley, AZ 85704

18. LEGAL DESCRIPTION (attach copy if necessary):

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

THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Buyer / Agent

State of _____, County of _____

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

Notary Public

Notary Expiration Date

AS

EXHIBIT "A"

Lot 37, of SADDLEBROOKE UNIT THIRTY-THREE, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 163.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other materials which is or may be determined by the laws of the United States, or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in Patent of said Land recorded in Docket 2081, Page 654.

SADDLEBROOKE