



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 12/19/2025 1022

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2025-102126

Recording Requested By:
Title Services of the Valley Agency

And When Recorded Mail To:
Robert E. Pence and Destiny R. Pence
40861 W Bedford Drive
Maricopa, AZ 85138

Escrow No. 8003TSV / 4e 1 & 2

This area reserved for County
Recorder

WARRANTY DEED

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

Brandon Voils and Amber Voils, husband and wife

do hereby convey to

Robert E. Pence and Destiny R. Pence, husband and wife

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

**LOT 415, OF RANCHO EL DORADO PHASE III, PARCEL 36B, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL
COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 189.**

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


Dated December 5, 2025

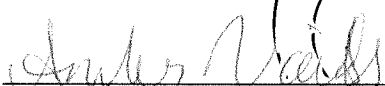
Warranty Deed

Escrow No. 8003TSV

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

Dated: December 5, 2025


Brandon Voils


Amber Voils

STATE OF

Arizona

SS.

County of

Pinal

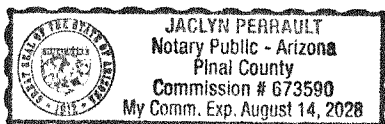
On 12-11-2025, before me, the undersigned Notary Public, personally appeared **Brandon Voils and Amber Voils**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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:


Notary Public

08-14-2028



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 512-45-415

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:

Brandon Voils and Amber Voils

40861 W Bedford Drive

Maricopa, AZ 85138

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

Robert Pence and Destiny Pence

1563 NE 8th St

Hermiston, OR 97838

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

40861 W Bedford Drive Maricopa, AZ 85138

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

Robert Pence and Destiny Pence

40861 W Bedford Drive

Maricopa, AZ 85138

(b) Next tax payment due 3/1/2026

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 2025-102126
RECORD DATE 12/19/2025

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: \$549,900.00

11. DATE OF SALE (Numeric Digits): 12 / 2025
Month Year

12. DOWN PAYMENT: \$0.00

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):

Robert Pence and Destiny Pence

1563 NE 8th St

Hermiston, OR 97838

18. LEGAL DESCRIPTION

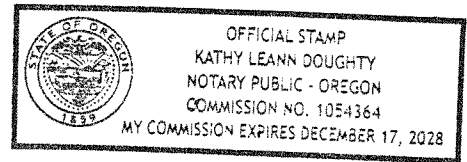
See Exhibit "A" attached hereto and made a part hereof.

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.

Signed in Counterpart

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)

Signature of Buyer/Agent interpart _____
State of OREGON County of Umatilla
Subscribed and sworn to before me this 13 day of December 2025.
Notary Kathy Leann Doughty
Public _____
Notary Expiration 12/17/28
Date _____



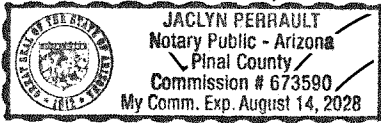
FORGERS

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.

Signed in Counterpart

Signature of Seller/Agent _____
State of Arizona County of Pinal
Subscribed and sworn to before me this 11 day of
December 2025.
Notary Public _____
Notary Expiration _____
Date 08-14-2028
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 _____



© 2019

Exhibit 'A'

LOT 415, OF RANCHO EL DORADO PHASE III, PARCEL 36B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 189.

WORLDWIDE