

RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY:  
Security Title Agency, Inc.

Escrow No.: 76202390-076-TH

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

Jim V Rouse and Carole J Rouse, Trustees of The  
Rouse Family Revocable Living Trust dated  
December 8, 2017

15001 N. 32nd Pl.  
Golden, CO 80401

DATE/TIME: 01/27/2021 1149  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2021-010062

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Joachim Wolfgang Wilhelm Castelsky and Vera Christina Lorraine Castelsky, husband and wife  
("Grantor") conveys to

Jim V Rouse and Carole J Rouse, Trustees of The Rouse Family Revocable Living Trust dated December 8, 2017

the following real property situated in Pinal County, ARIZONA:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: January 20, 2021

Grantor(s):

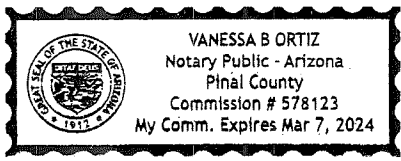
*Joachim Wolfgang Wilhelm Castelsky* *Vera Christina Lorraine Castelsky*  
Joachim Wolfgang Wilhelm Castelsky Vera Christina Lorraine Castelsky

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona  
County of Pinal

Acknowledged before me this 21 day of January 2021  
by Joachim Wolfgang Wilhelm Castelsky and Vera Christina Lorraine Castelsky

(Seal)



*V. Ortiz*  
Notary Public

Warranty Deed  
DEED0075 (DSI Rev. 03/13/20)

Last Saved: 1/20/2021 10:52 AM by MAE  
Escrow No. : 76202390-076-TH

**EXHIBIT "A"**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CASA GRANDE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 412, of Block "G" of Mission Royale, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 25.

DATE: January 27, 2021  
ESCROW NO.: 76202390-076-TH

**TRUST DECLARATION**  
**Disclosure of Beneficiaries**

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated December 8 2017 are as follows:

Name: Anna Leigh Rouse

Address: 5397 Lenore Avenue, Livermore, CA 94550

Name: Steven Vay Rouse

Address: 24201 Baxter Drive, Malibu, CA 90265

Name: Stacy Rouse

Address: 24201 Baxter Drive, Malibu, CA 90265

Name: Dominic Rouse

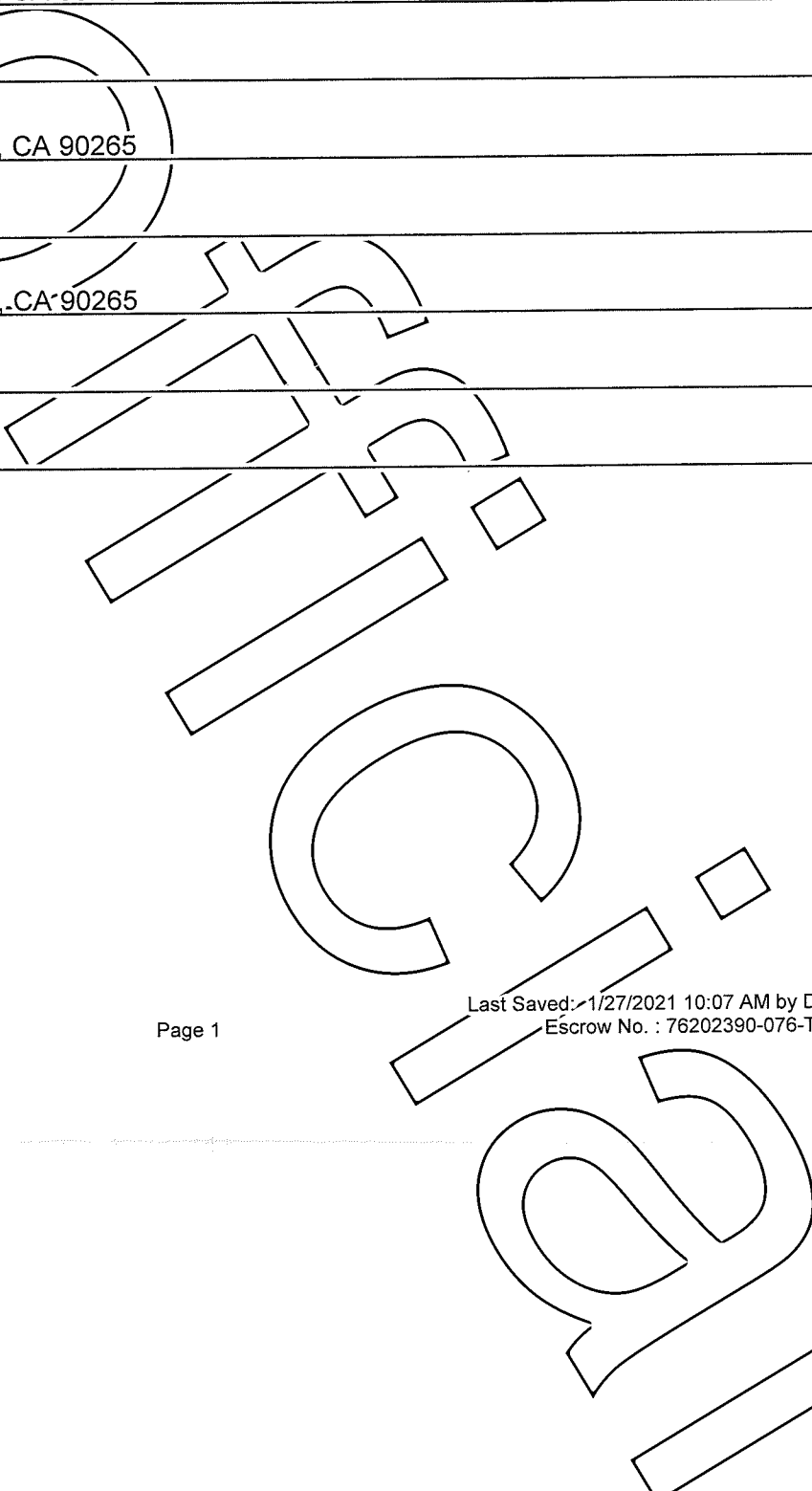
Address: 24201 Baxter Drive, Malibu, CA 90265

Name: Ian Vay Rouse

Address: 24201 Baxter Drive, Malibu, CA 90265

Name: \_\_\_\_\_

Address: \_\_\_\_\_



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-25-5120  
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:

Joachim Wolfgang Wilhelm Castelsky  
110 S Laura Ln  
Casa Grande, AZ 85194

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

Jim V Rouse and Carole J Rouse, Trustees of The Rouse Family  
Revocable Living Trust dated December 8, 2017  
2612 E Golden Trail  
Casa Grande, AZ 85194

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

4. ADDRESS OF PROPERTY:

110 S Laura Ln  
Casa Grande, AZ 85194

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

Jim V Rouse and Carole J Rouse, Trustees of The Rouse Family  
Revocable Living Trust dated December 8, 2017

(b) Next tax payment due 1 Oct 2021

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  
 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 "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 Arizona County of Pinal  
Subscribed and sworn to before me on this 27 day of Jan 2021  
Notary Public \_\_\_\_\_  
Notary Expiration Date 11-20-2023

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona County of Pinal  
Subscribed and sworn to before me on this 26 day of January 2021  
Notary Public \_\_\_\_\_  
Notary Expiration Date 10-19-2021

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

FOR RECORDER'S USE ONLY  
COUNTY OF RECORDATION PINAL  
FEE NO 2021-010062  
RECORD DATE 01/27/2021

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: \$ 345,000.00

11. DATE OF SALE (Numeric Digits): 12/2020 /  
Month / Year

12. DOWN PAYMENT \$ 95000.00

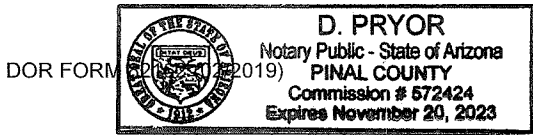
13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
b.  Barter or trade (1)  Conventional  
c.  Assumption of existing loan(s) (2)  VA  
d.  Seller Loan (Carryback) (3)  FHA  
f.  Other financing; Specify: \_\_\_\_\_

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: N/A

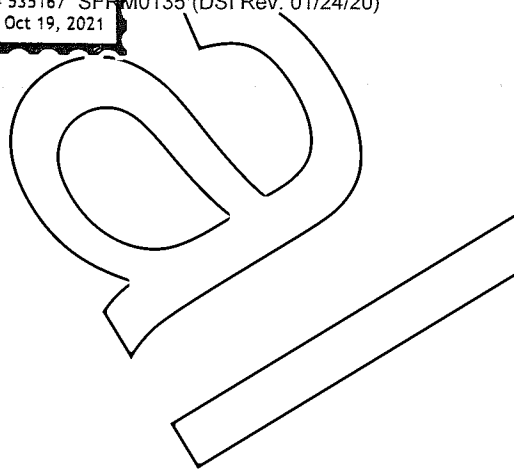
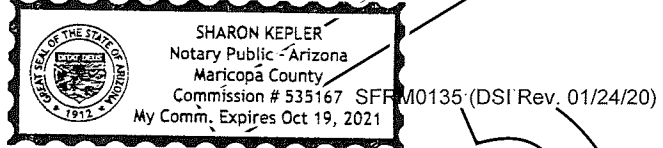
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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:  
N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
Seller and Buyer Herein



DOR FORM 2019



**EXHIBIT "A"**  
**Legal Description**

Lot 412, of Block "G" of Mission Royale, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 25.

