



DATE/TIME: 03/09/2021 1001
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-028374

RECORDING REQUESTED BY:
Grand Canyon Title Agency, A division of
FNTA

Escrow No.: 26016529-026-ME2
Title No.: 26016529

**WHEN RECORDED MAIL DOCUMENT
TO:**

**Robert James Stewart
2588 E. Desert Wind Dr.
Casa Grande, AZ 85194**

APN: 505-90-2350

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Tim Field, as Trustee of the Tim Field Trust Agreement dated September 23, 2011
("Grantor") conveys to

**Robert James Stewart and Patricia Ann Stewart, husband and wife as community
property with right of survivorship**
the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

Pursuant to ARS Section 33-404, the names and addresses of the beneficiaries of the Tim Field Trust Agreement dated September 23, 2011 are disclosed in Instrument No. 2012-047427 recorded in the county where the property conveyed by this deed is located.

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: March 5, 2021

Grantor(s):

SELLER:

The Tim Field Trust Agreement dated September 23, 2011

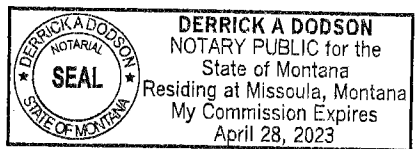
[Signature]
By: Tim Field, as Trustee

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Montana)
County of Beaverhead) SS:

The foregoing document was acknowledged before me this 5 day of March 2021
by Tim Field

(Seal) [Signature]
My commission expires: 4/28/23 Notary Public



Escrow No.: 26016529-026-ME2

EXHIBIT "A"
Legal Description

Lot 1664, of Phase 2, Block F of Mission Royale, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G of Maps, Slide 15.

MISSION ROYALE

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Robert James Stewart and Patricia Ann Stewart, husband and wife as community property with right of survivorship, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated March 5, 2021, and executed by Tim Field, as Trustee of the Tim Field Trust Agreement dated September 23, 2011 as Grantors, to Robert James Stewart and Patricia Ann Stewart, husband and wife as community property with right of survivorship as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: March 5, 2021

GRANTEES:

Robert James Stewart
Robert James Stewart

Patricia Ann Stewart
Patricia Ann Stewart

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"

State of Arizona)
County of Pinal) SS:

The foregoing document was acknowledged before me this 5th day of March 2021
by Robert James Stewart and Patricia Ann Stewart

(Seal)

Esther Aar
Notary Public

My commission expires: 2/13/2023

Esther Aar
exp 2/13/23

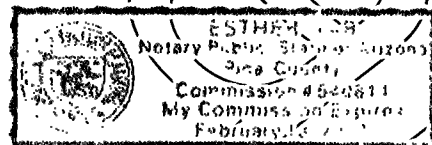


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MISSION ROYALE

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-90-2350
 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) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Tim Field, as Trustee of the Tim Field Trust Agreement dated
September 23, 2011
601 Main Street
Stevensville, MT 59870

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

Robert James Stewart
20278 H50 Rd.
Delta, CO 81416

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

4. ADDRESS OF PROPERTY:

2588 E. Desert Wind Dr.
Casa Grande, AZ 85194

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

Robert James Stewart
2588 E. Desert Wind Dr.
Casa Grande, AZ 85194

(b) Next tax payment due 10/2021

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.

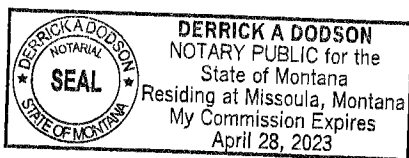
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 Montana, County of Ravalli
 Subscribed and sworn to before me on this 5 day of March 2021
 Notary Public _____
 Notary Expiration Date 4/28/23

Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 8 day of March 2021
 Notary Public Michelle Lu Cymian
 Notary Expiration Date 8/8/2022



FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION FINAL
 FEE NO 2021-028374
 RECORD DATE 03/09/2021

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: \$ 295,000.00

11. DATE OF SALE (Numeric Digits): 02 / 21
 Month / Year

12. DOWN PAYMENT \$ 295,000.00

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 f. Other financing; Specify: _____
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

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: _____

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

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