

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.: 76210206-076-TH

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

Stephen P Ogradowski  
5274 W Pueblo Dr  
Eloy, AZ 85131

DATE/TIME: 04/01/2021 0857  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2021-040356

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

John J. Beaver and Nancy L. Beaver, as trustee, or their successors in trust under The John J. and Nancy L. Beaver Living Trust, dated Jan 4, 2021

("Grantor") conveys to

Stephen P Ogradowski and Christine M Ogradowski, husband and wife

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: February 24, 2021

Grantor(s):

The John J. and Nancy L. Beaver Living Trust,  
dated Jan 4, 2021

John J. Beaver, trustee

Nancy L. Beaver, trustee

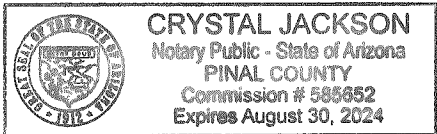
NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona  
County of Pinal

The foregoing document was acknowledged before me this 1 day of March 2021

by John J. Beaver and Nancy L. Beaver, as trustee, or their successors in trust under The John J. and Nancy L. Beaver Living Trust, dated Jan 4, 2021

(Seal)



Notary Public

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

Last Saved: 2/24/2021 5:19 PM by MAE  
Escrow No.: 76210206-076-TH

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

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

Lot Ninety-six (96), RePlat Of Robson Ranch -Arizona Unit TWENTY-ONE, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2014-051722;

EXCEPTING THEREFROM all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material 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, and the exclusive right thereto, or under the above described lands, as set forth in the recorded patent recorded in Docket 959, Page 393, Official Records of Pinal County, Arizona.

DATE: February 24, 2021  
ESCROW.NO.: 76210206-076-TH

TRUST DECLARATION  
Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated Jan 4, 2021 are as follows:

Name: JOHN + NANCY BEAVER

Address: 4337 W. WHITE HORSE BLVD. ELOY AZ 85131

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

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

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

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

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

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

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

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

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

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

By: *John J. Beaver* Trustee *Nancy L. Beaver* Trustee  
(Signature of Trustee) (Signature of Trustee)

as Trustee (s) of The John J. and Nancy L. Beaver Living Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

**Acceptance of Community Property  
with Right of survivorship  
"Deed"**

Stephen P Ogradowski and Christine M Ogradowski, husband and wife, 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 February 24, 2021, and executed by John J. Beaver and Nancy L. Beaver, as trustee, or their successors in trust under The John J. and Nancy L. Beaver Living Trust, dated Jan 4, 2021 as Grantors, to Stephen P Ogradowski and Christine M Ogradowski, husband and wife 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: February 24, 2021

**GRANTEES:**

Stephen P Ogradowski  
Stephen P Ogradowski

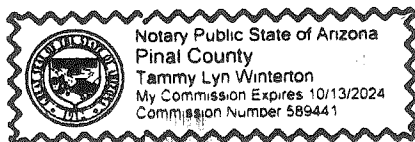
Christine M Ogradowski  
Christine M Ogradowski

**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP DEED**

State of Arizona  
County of Pinal

Acknowledged before me this 27 day of March 2021  
by Stephen P. Ogradowski, Christine M. Ogradowski

(Seal)



Tammy Lyn Winterton  
Notary Public

Comm Exp: 10-13-2024

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

Lot Ninety-six (96), RePlat Of Robson Ranch -Arizona Unit TWENTY-ONE, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2014-051722;

EXCEPTING THEREFROM all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material 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, and the exclusive right thereto, or under the above described lands, as set forth in the recorded patent recorded in Docket 959, Page 393, Official Records of Pinal County, Arizona.

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402-31-8330  
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:

John J. Beaver and Nancy L. Beaver, as trustee, or their  
successors in trust under The John J. and Nancy L. Beaver Living  
Trust, dated Jan 4, 2021  
4337 W White Horse Blvd  
Eloy, AZ 85131

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

Stephen P Ogrodowski  
5274 W Pueblo Dr  
Eloy, AZ 85131

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

## 4. ADDRESS OF PROPERTY:

4337 W White Horse Blvd  
Eloy, AZ 85131

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

Stephen P Ogrodowski  
5274 W Pueblo Dr  
Eloy, AZ 85131

(b) Next tax payment due Oct. 2021

## 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land                        | f. <input type="checkbox"/> Commercial or Industrial Use              |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural                              |
| c. <input type="checkbox"/> Condo or Townhouse                 | h. <input type="checkbox"/> Mobile or Manufactured Home               |
|  | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex                           | i. <input type="checkbox"/> Other Use; Specify:                       |
| e. <input type="checkbox"/> 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.

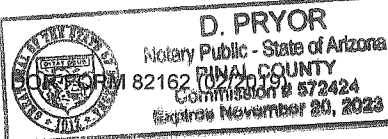
Signature of Seller / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this 29 day of Mar 2021

Notary Public

Notary Expiration Date 1-20-2023



## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2021-040356  
RECORD DATE 04/01/2021

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

- |  |   |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed    | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input type="checkbox"/> Joint Tenancy Deed       | f. <input type="checkbox"/> Other:                |

10. SALE PRICE: \$ 382,500.00

11. DATE OF SALE (Numeric Digits): 02 / 2021  
Month / Year

12. DOWN PAYMENT \$ 38250.00

## 13. METHOD OF FINANCING:

- |  |   |
|--|---|
| a. <input type="checkbox"/> Cash (100% of Sale Price)          | e. <input type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade                    | (1) <input type="checkbox"/> Conventional                           |
| c. <input type="checkbox"/> Assumption of existing loan(s)     | (2) <input type="checkbox"/> VA                                     |
|  | (3) <input type="checkbox"/> FHA                                    |
| d. <input checked="" type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> 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:

\$ 0 AND 00  
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:

N/A

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

## 18. LEGAL DESCRIPTION (attach copy if necessary):

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

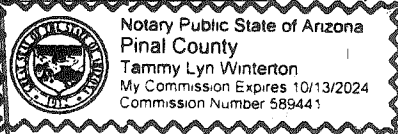
Signature of Buyer / Agent

State of ARIZONA, County of PINAL

Subscribed and sworn to before me on this 27 day of March 2021

Notary Public

Notary Expiration Date 10-13-2024



**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Arizona }  
County of Pinal } ss.

On this the 27 day of March, 2021, before me,  
Day Month Year

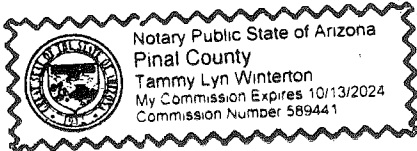
Tammy Lyn Winterton, the undersigned Notary Public,  
Name of Notary Public

personally appeared Stephen P. Ogradowski, Christine M. Ogradowski  
Name(s) of Signer(s)

- ☐ 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 for the purposes  
therein stated.

WITNESS my hand and official seal.



Tammy Lyn Winterton  
Signature of Notary Public

Comm Exp: 10-13-2024

Place Notary Seal/Stamp Above

Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

**OPTIONAL**

*This section is required for notarizations performed in Arizona but is optional in other states.  
Completing this information can deter alteration of the document or fraudulent reattachment  
of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Affidavit of Property Value

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

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

Lot Ninety-six (96), RePlat Of Robson Ranch -Arizona Unit TWENTY-ONE, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2014-051722;

EXCEPTING THEREFROM all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material 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, and the exclusive right thereto, or under the above described lands, as set forth in the recorded patent recorded in Docket 959, Page 393, Official Records of Pinal County, Arizona.