



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/17/2021 0848
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-076186

RECORDING REQUESTED BY:
Pima Title Agency, LLC
AND WHEN RECORDED MAIL TO:
Bridget G Robson and William T
Robson
15871 Agate Creek Drive
Monument, CO 80132

ESCROW NO.: 600-201463-LAB
PT-600201463

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Shelley Grudin, Trustee of The Grudin Family Trust dated November 7, 1991

do/does hereby convey to

Bridget G Robson and William T. Robson, wife and husband

the following real property situated in Pinal County, State of 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.

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

Pursuant to ARS 33-404, the names and addresses of The Grudin Family Trust dated November 7, 1991 are as follows:

Shelly Grudin
2768 NW Champion Circle
Bend, OR 97703

Dated: June 11, 2021

Grantors:

Grudin Family Trust dated November 7, 1991

BY:

Shelley Grudin
Shelley Grudin
Trustee

Escrow No.: 600-201463-LAB

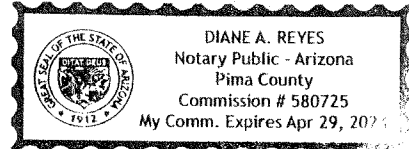
State of Arizona)
County of Pima)ss:

On this 14 day of June, 2021, before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared

Shelley Grudin, as Trustee of Grudin Family Trust dated
November 7, 1991

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: 04/29/2024

Escrow No.: 600-201463-LAB

EXHIBIT "A"

Lot 35, Saddlebrooke Ranch Unit Fourteen "A", according to map recorded at Fee No. 2016-614, records of Pinal County, Arizona.

WORLDWIDE

ESCROW NO.: 600-201463-LAB
PT-600201463

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

Bridget G Robson and William T Robson, wife and husband 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 June 11, 2021, and executed by **Shelley Grudin, Trustee of The Grudin Family Trust dated November 7, 1991** as Grantors, to **Bridget G Robson and William T Robson, wife and husband** as Grantees, and which conveys certain premises described as:

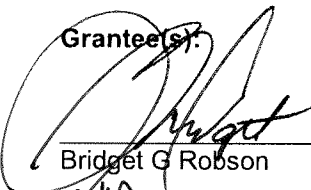
See Exhibit "A" attached hereto and made a part hereof.

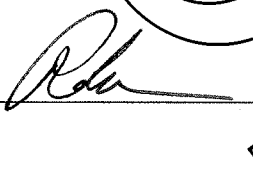
to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

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.

Dated: June 11, 2021

Grantee(s):



Bridget G Robson



William T Robson

State of Colorado)ss:
County of El Paso

On this 14 day of June, 2021, before me,

The Undersigned
a Notary Public in and for said County and State, personally appeared
Bridget G Robson and William T Robson
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: 

My Commission Expires: 02/18/2025

MARK WILLIAM CLINTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214006514
MY COMMISSION EXPIRES FEBRUARY 18, 2025

ESCROW NO.: 600-201463
PT-600201463

EXHIBIT "A"

Lot 35, Saddlebrooke Ranch Unit Fourteen "A", according to map recorded at Fee No. 2016-614, records of Pinal County, Arizona.

W
O
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L
D
S

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 305-14-8220
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS
 Shelley Grudin, Trustee of The Grudin Family Trust dated November 7, 1991
 2768 NW Champion Circle
 Bend, OR 97703

3. (a) BUYER'S NAME AND ADDRESS:
 Bridget G Robson and William T Robson
 15871 Agate Creek Drive
 Monument, CO 80132
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship:

4. ADDRESS OF PROPERTY:
 61061 E Slate Road
 Oracle, AZ 85623

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
 Bridget G Robson and William T Robson
 15871 Agate Creek Drive
 Monument, CO 80132
 (b) Next tax payment due October 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: Shelley Grudin
 State of Arizona, County of Pima
 Subscribed and sworn to before me on this 16 day of June, 2021
 Notary Public: [Signature]

FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2021-076186
 RECORD DATE: 06/17/2021

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: \$ 382000 00

11. DATE OF SALE (Numeric Digits): 05 / 2021
 Month / Year

12. DOWN PAYMENT \$ 39000 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
 c. Assumption of existing loan(s)
 d. Seller loan (Carryback) 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:

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):
 Title Security Agency, LLC
 4051 E. Sunrise Drive, Suite 155
 Tucson, AZ 85718

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent: [Signature]
 State of Colorado, County of El Paso
 Subscribed and sworn to before me on this 19 day of June, 2021
 Notary Public: [Signature]

Notary Expiration Date: _____
 DOR FORM 82162 (02/2019)

DIANE A. REYES
 Notary Public - Arizona
 Pima County
 Commission # 580725
 My Comm. Expires Apr 29, 2024

MARK WILLIAM CLINTON
 Notary Public
 STATE OF COLORADO
 NOTARY ID 20214006514
 MY COMMISSION EXPIRES FEBRUARY 18, 2025

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