



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 12/01/2021 1007

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2021-151886

Recording Requested by:
First American Title Insurance Company

When recorded, mail to:
Jeff Zulfer and Robin A Zulfer
1696 E Alegria Rd
Queen Creek, AZ 85140

WARRANTY DEED

Escrow No. 205-6177195 (PB)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Rodney D. Ulberg and Jacqueline R. Ulberg, as Trustees, or their successors in trust, under The Ulberg Family Living Trust Dated April 24, 2020, the GRANTOR does hereby convey to

Jeff Zulfer and Robin A Zulfer, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

See Attached Exhibit "A"

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

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

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

File No.: 205-6177195 (PB)
A.P.N.: 109-52-46102

Warranty Deed - continued

DATED: November 18, 2021

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Rodney D. Ulberg and Jacqueline R. Ulberg, as
Trustees, or their successors in trust, under The
Ulberg Family Living Trust Dated April 24, 2020


Rodney D. Ulberg, Trustee


Jacqueline R. Ulberg, Trustee

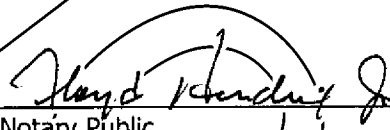
STATE OF AZ

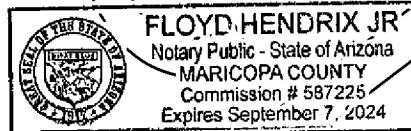
County of Maricopa) ss.

On November 29 2021, before me, the undersigned Notary Public,
personally appeared Rodney D. Ulberg and Jacqueline R. Ulberg, Trustees of The Ulberg Family Living
Trust, 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 is/are 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: 9/7/2024


Notary Public



File No.: 205-6177195 (PB)
A.P.N.: 109-52-46102

Warranty Deed - continued

BENEFICIARY DISCLOSURE

November 18, 2021

First American Title Insurance Company
2121 W Chandler Blvd, Ste 215
Chandler, AZ 85224

RE: Escrow No. 205-6177195

The undersigned, being the Trustee(s) of the Ulberg Family Living Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Rachel Ulberg
ADDRESS: 55 N. Cook Dr. Apt. 916 Denver, CO 80206

55 N. Cook Dr. Apt. 916, Denver, CO 80206

NAME: Amanda Duver
Amanda Duver

ADDRESS: 5556 Fantasy Moth Dr. Garner, N.C 27529
5556 Fantasy Moth Dr. Garner, NC 27529

NAME: _____

ADDRESS: _____

Ulberg Family Living Trust

Rodney D. Ulberg
Rodney D. Ulberg, Trustee

Jacqueline R. Ulberg
Jacqueline R. Ulberg, Trustee

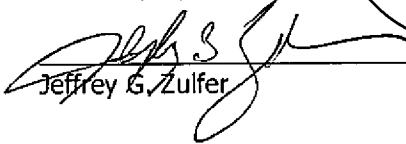
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

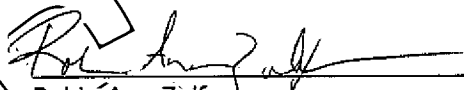
This Acceptance is to be attached to: Warranty Deed dated 11/18/2021 by and between Rodney D. Ulberg and Jacqueline R. Ulberg, as Trustees, or their successors in trust, under The Ulberg Family Living Trust Dated April 24, 2020 and Jeffrey G. Zulfer and Robin Ann Zulfer, husband and wife.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: 11/18/2021


Jeffrey G. Zulfer


Robin Ann Zulfer


STATE OF AZ

County of Maricopa

On 30th of November, 2021, before me, the undersigned Notary Public, personally appeared **Jeffrey G. Zulfer and Robin Ann Zulfer**, 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 is/are 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: 8/30/22
8/31/22


Notary Public



ALEX DELL'OSO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 548812
Expires August 3, 2022

EXHIBIT 'A'

File No.: **6177195-ST (ds)**

Property: **1696 E Alegria Road, Queen Creek, AZ 85140**

**Lot 457, of FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 2,
according to the plat of record in the office of the County Recorder of Pinal County, Arizona,
recorded in Cabinet H, Slide 35.**

A.P.N. 109-52-4610

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-52-46102
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:

Ulberg Family Living Trust
10960 E. Monte Ave. #241
Mesa AZ 85209

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

Jeffrey G. Zulfer and Robin Ann Zulfer
1696 E Alegria Rd
Queen Creek, AZ 85140

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1696 E Alegria Rd
Queen Creek, AZ 85140

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

Jeffrey G. Zulfer and Robin Ann Zulfer
1696 E Alegria Rd
Queen Creek, AZ 85140

(b) Next tax payment due 10-01-2022

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. ☐ Vacant land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agriculture
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
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.

Shady D. Ulberg

Signature of Seller / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 29 day of NOVEMBER 20 21

Notary Public *Floyd Hendrix Jr.*

Notary Expiration Date 9/7/2024

21

DOR FORM 82162 (04/2014)



FLOYD HENDRIX JR
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 587225
Expires September 7, 2024

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-151886
RECORD DATE 12/01/2021

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: \$799,500.00 00

11. DATE OF SALE (Numeric Digits): 1 1 / 2 1 Month/Year

12. DOWN PAYMENT \$139,755 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:

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:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Jeffrey G. Zulfer and Robin Ann Zulfer
1696 E Alegria Rd
Queen Creek, AZ 85140

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit "A"

Jeffrey G. Zulfer
Signature of Buyer / Agent

State of Arizona, County of Pinal Maricopa

Subscribed and sworn to before me on this 30 day of NOVEMBER 20 21

Notary Public *Alex Dell'Osso*

Notary Expiration Date 8/31/22



ALEX DELL'OSO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 548812
Expires August 3, 2022

EXHIBIT 'A'

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A.P.N. 109-52-4610