



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/07/2022 1103
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2022-014739

RECORDING REQUESTED BY:
Signature Title Agency of Arizona, LLC
AND WHEN RECORDED MAIL TO:
Robert L. Bond
62222 E. Northwood Road
Saddlebrooke, AZ 85739

ESCROW NO.: 600-214932-IL
800-33448

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Mark J. Forsch and Roberta G. Forsch, Co-Trustees of the Forsch Family Revocable Living Trust dated December 18, 2007

do/does hereby convey to

Robert L. Bond, an unmarried man

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.

Dated: February 1, 2022

Grantors:

The Forsch Family Revocable Living Trust dated
December 18, 2007

BY: Mark J. Forsch
Mark J Forsch
Co-Trustee

BY: Roberta G. Forsch
Roberta G Forsch
Co-Trustee

Escrow No.: 600-214932-IL

State of Arizona }ss:
County of ~~Pima~~ Pinal *ms*

On this 3rd day of February, 2022 before me,
The Undersigned
a Notary Public in, and for said County and State, personally
appeared

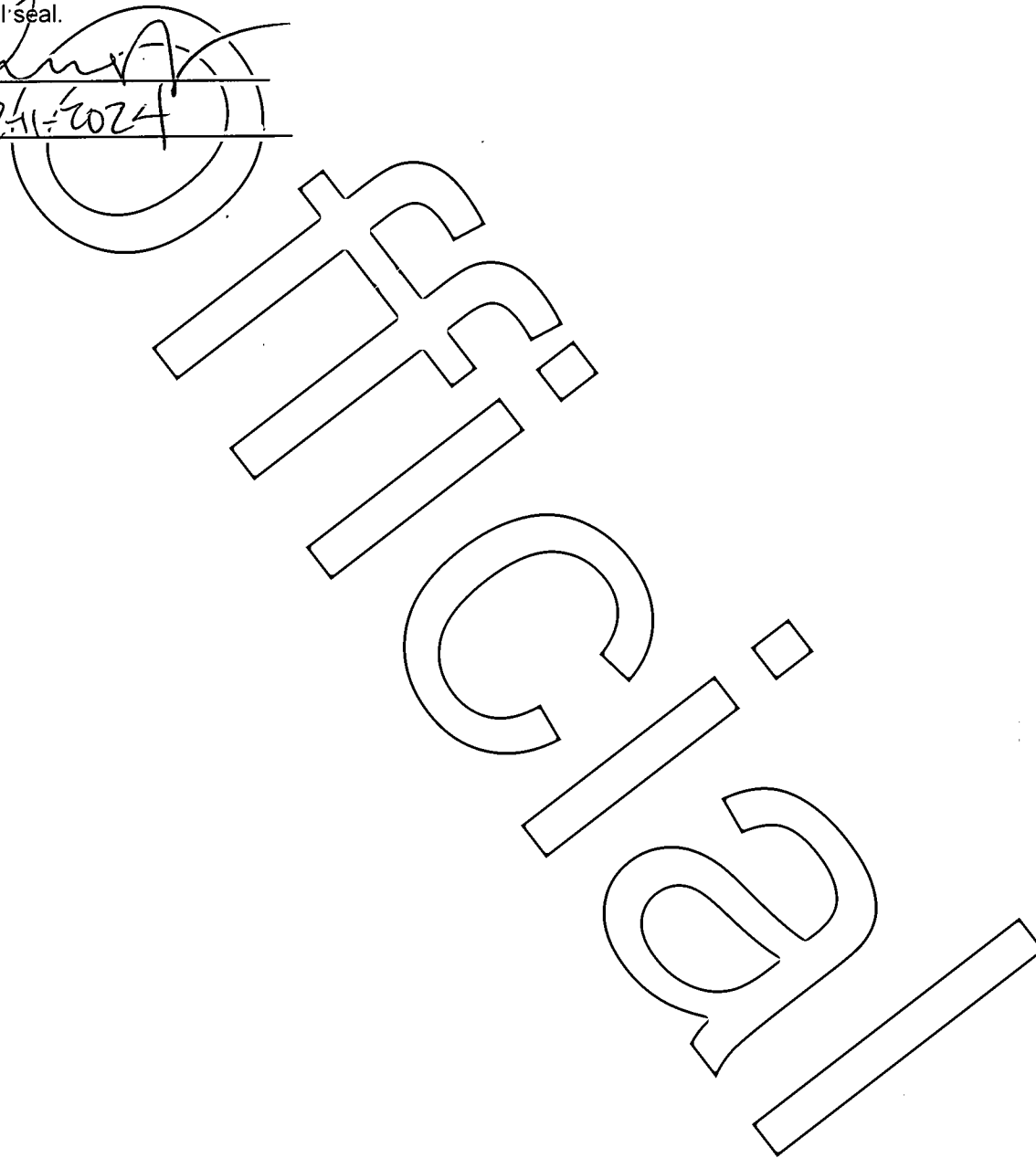
Mark J Forsch and Roberta G Forsch, as Trustees of The Forsch
Family Revocable Living Trust dated December 18, 2007
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they 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: 12-11-2024



DATE: February 2, 2022

ESCROW NO.: 600-214932-IL

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS-33-404, the names of the beneficiaries of the Declaration of Trust dated, December-18, 2007 are as follows:

Name: Mark J Forsch and Roberta G Forsch

Address: 62222 E. Northwood Road, Saddlebrooke, AZ 85739

Name: Erica B. Forsch

Address: 8408 N. Mountain Stone Pine Way Tucson AZ 85743

Name: Allison ^{DF} Sanders

Address: 4817 Shadow ^{DF} Crest Dr ^{REF} Arlington VA TX 76018

Name: Jonathan G Forsch

Address: 9131 Tooley Dr Houston TX 77031

Name: _____

Address: _____

Name: _____

Address: _____

By: Mark J Forsch
(Signature of Trustee)

Roberta G Forsch
(Signature of Trustee)

as Trustee(s) of The Mark J. Forsch and Roberta G. Forsch, Co-Trustees of the Forsch Family Revocable Living Trust dated December 18, 2007

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

Escrow No.: 600-214932-IL

EXHIBIT "A"

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

Lot 10 of SADDLEBROOKE UNIT FORTY SIX, according to Cabinet D, Slide 60 and Affidavit of Correction recorded at Fee No. 2002-42065, records of Pinal County, Arizona;

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in the Revised Statutes in the State of Arizona.

TRUSTEES

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305-12-011

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

Mark J. Forsch and Roberta G. Forsch, Co-Trustees of the Forsch Family Revocable Living Trust dated December 18, 2007

62222 E. Northwood Road Saddlebrooke, AZ 85739

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

Robert L. Bond 10645 N Oracle Rd Ste 121-105 Tucson, AZ 85737

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

62222 E. Northwood Road Saddlebrooke, AZ 85739

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

Robert L. Bond 62222 E. Northwood Road Saddlebrooke, AZ 85739

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

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

- a. Vacant Land b. Single Family Residence c. Condo or Townhouse d. 2-4 Plex e. Apartment Building f. Commercial or Industrial Use g. Agricultural h. Mobile or Manufactured Home i. Other Use; Specify:

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

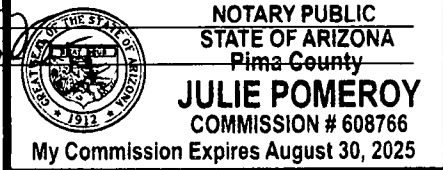
State of AZ County of Pima

Subscribed and sworn to before me on this 2 day of Feb 2022

Notary Public

Notary Expiration Date 8-30-24

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL FEE NO 2022-014739 RECORD DATE 02/07/2022

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

- a. Warranty Deed b. Special Warranty Deed c. Joint Tenancy Deed d. Contract or Agreement e. Quit Claim Deed f. Other:

10. SALE PRICE: \$ 650000 00

11. DATE OF SALE (Numeric Digits): 01 / 2022 Month / Year

12. DOWN PAYMENT \$ 311551 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) b. Barter or trade c. Assumption of existing loan(s) d. Seller loan (Carryback) e. New loan(s) from financial institution: (1) Conventional (2) VA (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:

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 1650 E. River Road, Suite 105 Tucson, AZ 85718

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 2nd day of February 2022

Notary Public

Notary Expiration Date 12-11-2024

