



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 03/15/2022 1405

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-031048

RECORDING REQUESTED BY:

Agave Title Agency

AND WHEN RECORDED MAIL TO:

Thomas J. Reed
63965 E. Whispering Tree Ln.
Tucson, AZ 85739

ESCROW NO.: **A22-01355**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Timothy Johnson, Successor Trustee under The Guy Family Living Trust, dated March 13, 2008, amended and restated September 10, 2018

do/does hereby convey to

Thomas J. Reed, a single man

the following real property situated in Pinal County, State of Arizona:

Lot 21 of SADDLEBROOKE UNIT EIGHT "A", a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 71, and Affidavit of Correction recorded in Docket 2051, Page 006 and in Fee No. 1999-002190.

EXCEPTING all minerals and all uranium, thorium, or other materials which are or may be determined to be peculiarly essential to the production of fissionable materials, as reserved in the Patent recorded in Docket 56, Page 40;

EXCEPT all water, oil, gas, minerals and rights thereto.

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: March 7, 2022

GRANTOR(S):

Timothy Johnson, Successor Trustee under The Guy Family Living Trust, dated March 13, 2008, amended and restated September 10, 2018

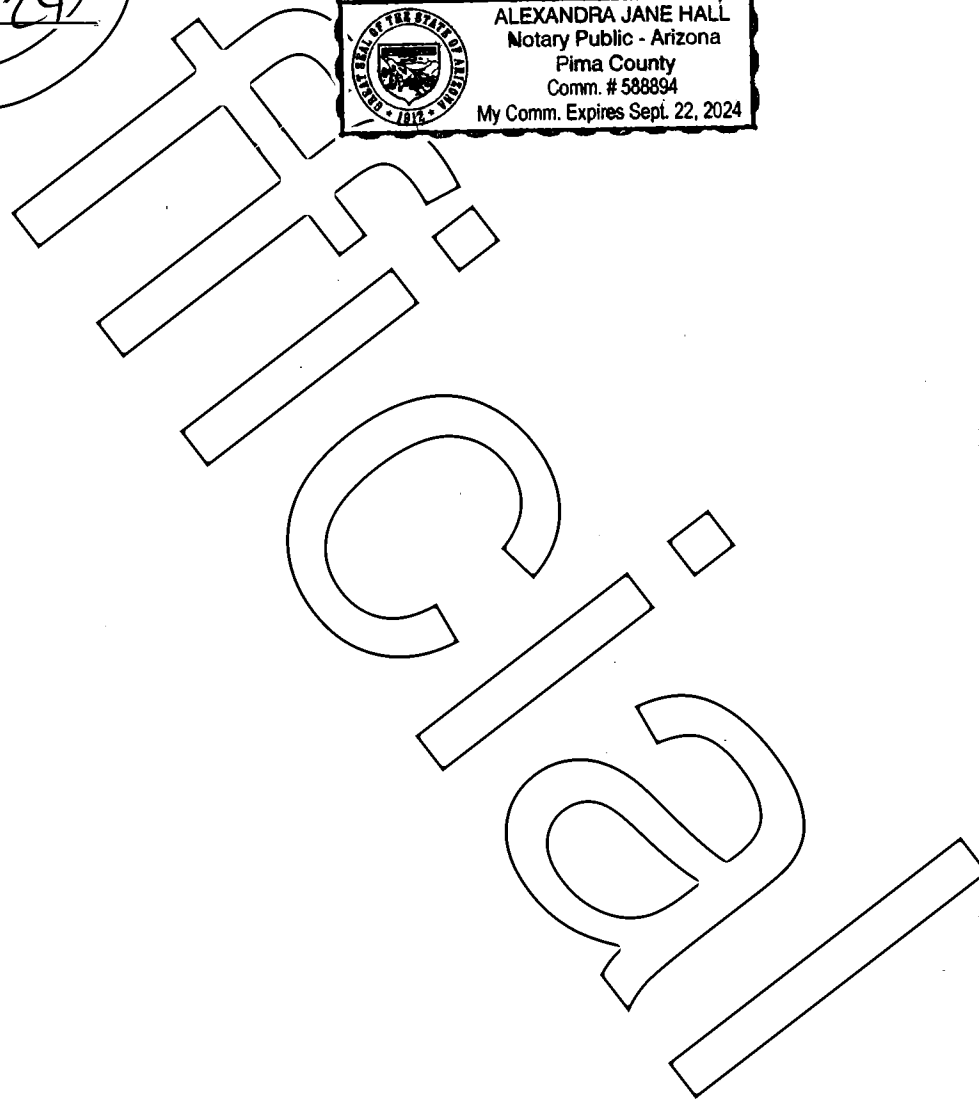
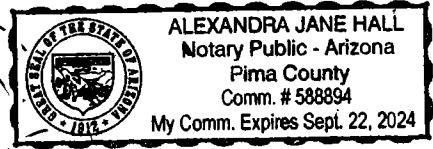
BY: *Timothy Johnson*
Timothy Johnson
Successor Trustee

State of Arizona }ss:
County of

On this 7 day of March, 2022 be for me, the Undersigned, a Notary Public in and for said County and State, personally appeared Timothy Johnson, Successor Trustee under The Guy Family Living Trust, dated March 13, 2008, amended and restated September 10, 2018, 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.

Alexandra Jane Hall
Notary Public (signature)
My Commission Expires: 9/22/2024

FOR NOTARY SEAL OR STAMP



TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE

Escrow No. A22-01355

The undersigned, being the Trustee(s) of the

Timothy Johnson, Successor Trustee under The Guy Family Living Trust, dated March 13, 2008, amended and restated September 10, 2018.

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 pursuant to ARS 33-404, are as follows:

NAME: Timothy Johnson

ADDRESS: 3214 Palos Verdes Ct. 109, San Mateo, CA 94403

NAME:

ADDRESS:

NAME:

ADDRESS:

Timothy Johnson
Successor Trustee

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2022-031048
RECORD DATE 03/15/2022

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 305-66-0210
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
Timothy Johnson, Successor Trustee under, The Guy Family Living Trust, dated March 13, 2008, amended and restated September 10, 2018.
3214 Palos Verdes CT 109
San Mateo, CA 94403

3. (a) BUYER'S NAME AND ADDRESS:
Thomas J. Reed
PO Box 12843
Prescott, AZ 86304
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
63965 E. Whispering Tree Ln.
Tucson, AZ 85739

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Thomas J. Reed
63965 E. Whispering Tree Ln.
Tucson, AZ 85739
(b) Next tax payment due: October 1, 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. 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.

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: \$ 469000 00

11. DATE OF SALE (Numeric Digits): 02 / 2022
Month / Year

12. DOWN PAYMENT \$ 469000 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
(3) FHA
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: 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):
Agave Title Agency
900 E. River Road
Tucson, AZ 85718

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

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 7 day of March 2022

Notary Public

Notary Expiration Date 9/22/2024

DOR FORM 82162 (02/2019)

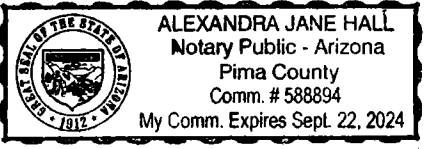
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Subscribed and sworn to before me on this _____ day of _____ 20

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Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of AZ, County of Yavapai

Subscribed and sworn to before me on this 01 day of March 20 22

Notary Public Kathleen Bell

Notary Expiration Date 6-11-25

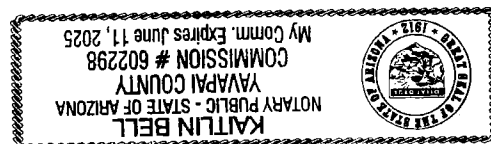


EXHIBIT "A"

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HOFFS