



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

Recorded at the request of *Clear Title Agency of Arizona*  
When recorded mail to:

Darren J. Hanson and Sharlene Dee Hanson  
P.O. Box 79  
SOG 0W0 Canada

Escrow No.: 75220143-tg

DATE/TIME: 03/18/2022 1400  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2022-032838

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we, **Clinton H. Webb and Patricia A. Webb, as Trustees of The Clinton H. and Patricia A. Webb Arizona Property Revocable Trust Agreement, dated November 17, 2009**, the GRANTOR does hereby convey to **Darren J. Hanson and Sharlene Dee Hanson, husband and wife, as community property with right of survivorship**, the GRANTEE, the following real property situated in **Pinal County, Arizona**:

See Exhibit A attached hereto and made a part hereof.

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

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

Dated: February 25, 2022

**See Signatures and Notary Acknowledgment Page Attached**

## BENEFICIARY DISCLOSURE

Clear Title Agency of Arizona  
1075 S Idaho Rd Ste 106 B  
Apache Junction, AZ 85119

RE: Escrow No.: 75220143-tg

The undersigned, Clinton H. Webb and Patricia A. Webb, being the Trustee(s) of the The Clinton H. and Patricia A. Webb Arizona Property Revocable 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: Clinton Webb  
ADDRESS: 815 S. 216th St. / Apt. 213, Des Moines, WA 98198

NAME: Patricia A. Webb Apt. 213, Des Moines, Wa. 98198  
ADDRESS: 815 S. 216th St. / Apt. 213, Des Moines, WA 98198

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

Date: 3/15/22

The Clinton H. and Patricia A. Webb Arizona Property Revocable Trust

BY: Clinton Webb, Trustee 3/15/22  
Clinton H. Webb  
Trustee

BY: Patricia A. Webb, Trustee 3/15/22  
Patricia A. Webb  
Trustee

Escrow No.: 75220143-tg

**Signatures and Notary Acknowledgment Page**

See acceptance attached hereto and by this reference made a part hereof

**The Clinton H. and Patricia A. Webb Arizona Property Revocable Trust**

BY: Clinton H. Webb Trustee  
Clinton H. Webb  
Trustee

BY: Patricia A. Webb Trustee  
Patricia A. Webb  
Trustee

STATE OF ARIZONA

County of Pinal

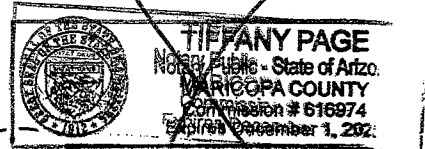
}SS

Subscribed and sworn to before me this 15<sup>th</sup> day of March 20 22, by Clinton H. Webb and Patricia A. Webb, as Trustees of The Clinton H. and Patricia A. Webb Arizona Property Revocable Trust Agreement, dated November 17, 2009

In witness whereof I hereunto set my hand and official seal.

Tiffany Page  
Notary Public

My Commission Expires: 12/1/2025




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

This Acceptance is to be attached to that particular Warranty Deed dated February 25, 2022 by and between **Clinton H. Webb and Patricia A. Webb, as Trustees of The Clinton H. and Patricia A. Webb Arizona Property Revocable Trust Agreement, dated November 17, 2009**, as Grantors, and **Darren J. Hanson and Sharlene Dee Hanson**, as Grantees.

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.

Dated: March 11, 2022

  
\_\_\_\_\_  
Darren J. Hanson

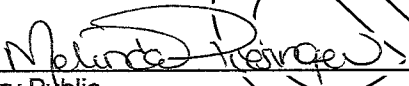
  
\_\_\_\_\_  
Sharlene Dee Hanson

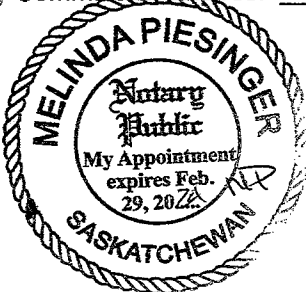
City of Regina - Sk. )  
Country of CANADA ) ss.

On March 15, 2022, before me, the undersigned Notary Public, personally appeared **Darren J. Hanson and Sharlene Dee Hanson**, 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: Feb 29, 2024

  
\_\_\_\_\_  
Notary Public



Escrow No.: 75220143-tg

**EXHIBIT A**

LOT 223, OF ROADHAVEN RESORT OF APACHE JUNCTION - PHASE 2, ACCORDING TO THE PLAT  
OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,  
RECORDED IN CABINET A, SLIDE(S) 88 AND 89.

Proprietary

**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 102-36-2230

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**

Clinton H. Webb and Patricia A. Webb, as Trustees of The Clinton H. and Patricia A. Webb Arizona Property Revocable Trust Agreement, dated November 17, 2009

1000 S Idaho Rd aka 2223 S Seminole Dr 223

Apache Junction, AZ 85119

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

Darren J. Hanson and Sharlene Dee Hanson

P.O. Box 79

SOG 0W0 Canada

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

If Yes, state relationship:

**4. ADDRESS OF PROPERTY:**

1000 S Idaho Rd aka 2223 S Seminole Dr 223

Apache Junction, AZ 85119

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

Darren J. Hanson and Sharlene Dee Hanson

P.O. Box 79

SOG 0W0 Canada

(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  
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

State of Arizona, County of PinalSubscribed and sworn to before me on this 15th day of March 2022Notary Public Trisha PageNotary Expiration Date 11/1/2025

DOR FORM 82162 (02/2019)



**TIFFANY PAGE**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 616974  
Expires December 1, 2025

**FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION  
FEE NO  
RECORD DATEPINAL  
2022-032838  
03/18/2022**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:** \$ 210000 00**11. DATE OF SALE (Numeric Digits):** 02 / 2022  
Month / Year**12. DOWN PAYMENT** \$ 210000 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):**Clear Title Agency of Arizona1075 S Idaho Rd Ste 106 B, Apache Junction, AZ 85119(480)278-8475**18. LEGAL DESCRIPTION (attach copy if necessary):**See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of AZ, County of PINALSubscribed and sworn to before me on this 17th day of 03 2022

Notary Public

Notary Expiration Date



**TRISHA GETZ**  
Notary Public - State of Arizona  
PINAL COUNTY  
Commission # 591910  
Expires December 15, 2024

## EXHIBIT "A"

LOT 223, OF ROADHAVEN RESORT OF APACHE JUNCTION - PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDE(S) 88 AND 89.

Unofficial