RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/22/2022 1615
FEE: $30.00
PAGES: 5
FEE NUMBER: 2022-048977

RECORDING REQUESTED BY:
Security Title Agency, Inc.
Escrow No.: 76220547-076-LSA
WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:
Rosemary Thomas, Trustee of the R.T Trust dated May 8, 2013
Rosemary Thomas
361 Cedar Ln
Buellton, CA 93427

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

James M Tyree and Mary M Tyree, husband and wife as community property with right of survivorship
("Grantor") conveys to
Rosemary Thomas, Trustee of the R.T Trust dated May 8, 2013
the following real property situated in **Pinal County, 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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 18, 2022

Grantor(s):

SIGNED IN COUNTERPART

James M Tyree
James M Tyree

Mary M Tyree

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of WA
County of SNOHOMISH

The foregoing document was acknowledged before me this 19th day of APRIL, 2022

by James M Tyree ~~and Mary M Tyree~~ MB

(Seal)

MICHAEL B JOEHNK
Notary Public
State of Washington
Commission # 95718
My Comm. Expires Sep 29, 2023

Michael B Joehnk
Notary Public

My commission expires 9-29-2023

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Dated: April 18, 2022

Grantor(s):

SIGNED IN COUNTERPART

James M Tyree	Mary M Tyree **Mary M Tyree**

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona
County of Pinal

The foregoing document was acknowledged before me this 19 day of April 2022

by ~~James M Tyree~~ and Mary M Tyree

(Seal)

Notary Public State of Arizona
Pinal County
Leeanne Richmond
My Commission Expires 02/08/2023
Commission Number 559919

Leeanne Richmond
Notary Public

My commission expires 2/8/2023

DATE: April 18, 2022

ESCROW NO.: 76220547-076-LSA

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated May 8, 2013 are as follows:

Name: Steve, Tiffany, & Steffany Thomas

Address: 6349 N. 78th St. Unit 91, Scottsdale, AZ 85250

Name: Ray & Katy Corbee

Address: 2825 E. Emile Zola Ave / Phx, AZ 85032

Name:

Address: SEE Attached

Name: Clarification Copy

Address:

Name:

Address:

Name:

Address:

By: Rosemary Thomas, Trustee
(Signature of Trustee) (Signature of Trustee)

as Trustee (s) of The Rosemary Thomas Trust

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

Unofficial Copy

Clarification Copy

Beneficiaries of The R.T. Trust, Dated May 9, 2013

Steve, Tiffany & Steffany Thomas

6349 N 78th St., Unit 91

Scottsdale, AZ 85250

Kay & Katy Corbee

2827 E Emile Zola Ave

Phoenix, AZ 85032

Unofficial

EXHIBIT "A"

Legal Description

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

Lot 2221, of Phase 3, Parcel 2 of Mission Royale, according to the Plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 30 and an Affidavit(s) of correction recorded in Recording No. 2008-006508 and in Recording No. 2008-085170 of official records.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-38-3200
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:
James M Tyree
2494 E Katrina Trl
Casa Grande, AZ 85194

3. (a) BUYER'S NAME AND ADDRESS:
Rosemary Thomas, Trustee of the R.T Trust dated May 8, 2013
361 Cedar Ln
Buellton, CA 93427

(b) Are the Buyer and Seller related? Yes ☐ No ☑
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
2494 E Katrina Trl
Casa Grande, AZ 85194

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Rosemary Thomas, Trustee of the R.T Trust dated May 8, 2013
361 Cedar Ln
Buellton, CA 93427

(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 ☐ Affixed ☐ Not Affixed
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.

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2022-048977
RECORD DATE 04/22/2022

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:** $ 370,000.00

11. DATE OF SALE (Numeric Digits): 04 / 2022
Month / Year

12. DOWN PAYMENT $ 370,000.00

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: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
(a) Did the Sale price in Item 10 include solar energy devises, 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):
Buyer
Same as #3

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.

Betty Urzua
Signature of Seller / Agent

Rosemary Thomas, Trustee
Signature of Buyer / Agent

State of Arizona, County of Pinal
Subscribed and sworn to before me on this 21 day of April 2022
Notary Public Roxana Desroches
Notary Expiration Date 10/11/2024

State of _____, County of _____
Subscribed and sworn to before me on this ___ day of _____ 20__
Notary Public _____
Notary Expiration Date _____

SEE ATTACHED

ROXANA DESROCHES
Notary Public - State of Arizona
PINAL COUNTY
Commission # 591823
Expires October 11, 2024

CALIFORNIA
JURAT CERTIFICATE

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SANTA BARBARA

Subscribed and sworn to (or affirmed) before me on this 19TH day of APRIL, 2022, by ROSEMARY THOMAS,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

STEPHEN DRUIAN
COMM. #2360326
Notary Public - California
Santa Barbara County
My Comm. Expires June 8, 2025

Signature of Notary Public

(Notary Seal)

OPTIONAL INFORMATION

The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.

DESCRIPTION OF ATTACHED DOCUMENT

(Title of document)

Number of Pages _____ (Including jurat)

Document Date _____

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

- [ ] Individual
- [ ] Corporate Officer
- [ ] Partner
- [ ] Attorney-In-Fact
- [ ] Trustee
- [ ] Other: _____

EXHIBIT "A"
Legal Description

Lot 2221, of Phase 3, Parcel 2 of Mission Royale, according to the Plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 30 and an Affidavit(s) of correction recorded in Recording No. 2008-006508 and in Recording No. 2008-085170 of official records.

Unofficial