



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY
Gold Title Agency

DATE/TIME: 05/02/2022 1416
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2022-052740

AND WHEN RECORDED MAIL TO:
Ronald Bailey
20874 S Antonius St
Queen Creek, AZ 85142

ESCROW NO.: 08154509-820-SCN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Bradley K DuFault and Pamela Ann DuFault, Trustees of The DuFault Family Trust Dated December 31, 2010
do/does hereby convey to
Ronald Bailey, An Unmarried Man, as sole ownership
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. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated April 27, 2022

SELLERS:

The DuFault Family Trust

Bradley K DuFault

Bradley K DuFault, Trustee

The DuFault Family Trust

Pamela Ann DuFault

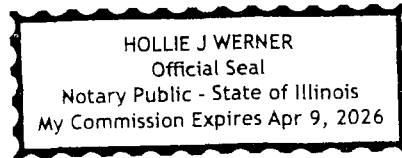
Pamela Ann DuFault, Trustee

State of _____ } ss:
County of _____ }

On April 30th 2022, before me,
The Undersigned,

a Notary Public in and for said County and State, personally appeared Bradley K DuFault and Pamela Ann DuFault, Trustees of The DuFault Family 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 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.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal.

Signature *Hollie J Werner*

WARRANTY DEED

EXHIBIT "A"
Legal Description

Lot 123, of JOHNSON RANCH UNIT 27, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 128.

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizer of every name and description and all materials which may be essential to the production of fissionable materials, as reserved in Arizona Revised Statutes.

Johnson's

DATE: April 27, 2022

ESCROW NO.: 08154509-820-SCN

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the name(s) and address(es) of the beneficiary(ies) of the Declaration of Trust dated December 31, 2010, are as follows:

Name: Bradley K DuFault
Address: 545 Tejas Pl Nipomo, CA 93444

Name: Pamela Ann DuFault
Address: 545 Tejas Pl Nipomo, CA 93444

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

By: *Bradley K DuFault*
(Signature of Trustee)

By: *Pamela Ann DuFault*
(Signature of Trustee)

as Trustee(s) of The DuFault Family Trust

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

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-76-459
 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:

The DuFault Family Trust
545 Tejas Pl
Nipomo, CA 93444

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

Ronald Bailey
20874 S Antonius St
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:

862 E Gold Dust Way
San Tan Valley, AZ 85143

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

Ronald Bailey
20874 S Antonius St
Queen Creek, AZ 85142

(b) Next tax payment due October 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.

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.

Paula Ann DuFault / Pamela Ann DuFault
 Signature of Seller / Agent
 State of Illinois, County of Jo Daviess
 Subscribed and sworn to before me on this 30th day of April, 2022
 Notary Public *Shelley Llerena*
 Notary Expiration Date April 09 2026

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2022-052740
RECORD DATE 05/02/2022

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: \$ 420,000.00

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

12. DOWN PAYMENT \$ 193,192.00

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: n/a

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:

n/a

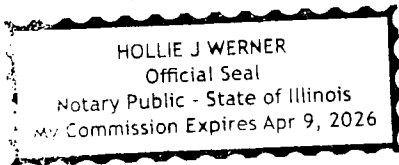
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

[Signature]
 Signature of Buyer / Agent
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this _____ day of _____, 2022
 Notary Public *[Signature]*
 Notary Expiration Date 11-7-2026



D. WOLFE
 Notary Public - Arizona
 Maricopa Co. / #620390
 Expires 01/07/2026

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EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizer of every name and description and all materials which may be essential to the production of fissionable materials, as reserved in Arizona Revised Statutes.

JOHNSON RANCH