



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 05/19/2022 1527  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2022-059449

RECORDING REQUESTED BY  
AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

THE MARY LOU ROSO REVOCABLE TRUST  
42575 WEST CANDYLAND PLACE  
MARICOPA, AZ 85138

Escrow #: 230680-050 <sup>1/2</sup>

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

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

**Charles B. Smith and Sandra K. Smith, husband and wife,**

do/does hereby convey to

**Mary Lou Roso, Trustee of the Mary Lou Roso Revocable Trust, dated December 20, 2006, amended and restated April 26, 2022,**

the following real property situated in Pinal County, Arizona:

Lot 68, of PROVINCE PARCEL 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 5.

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

9th day of May, 2022

**GRANTOR(S):**

Charles B. Smith

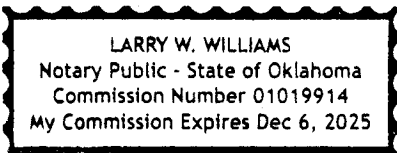
Sandra K. Smith

State of OKLAHOMA

County of OKLAHOMA

On this 10 day of May, 2022, before me personally appeared Charles B. Smith and Sandra K. Smith, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(Affix notary seal here)



Notary Public Larry W. Williams

My commission expires on 12/06/2025

# TRUST CERTIFICATION

Escrow #: 230680-050

*Mary Lou Roso, Trustee, hereby declares, ratifies and affirms, under penalty of perjury, the following statements to be true and correct:*

1. The ~~Mary Lou Roso~~ Revocable Trust (Name of Trust) is currently in existence and was executed on 12/20/2006.
2. The settlor(s) of the Trust are: Mary Lou Roso.
3. The currently acting Trustee(s) of the Trust and address(es) is (are):  
Mary Lou Roso  
42575 West Candyland Place, Maricopa, AZ 85138
4. The power of the Trustee(s) includes:  
(a) The power to sell, convey and exchange:  Yes  No  
(b) The power to borrow money and encumber the trust property with a Deed of Trust or Mortgage:  Yes  No
5. The Trust is  Revocable  Irrevocable  
If Revocable, the following party(ies) is (are) identified as having the power to revoke the trust:  
(a) Mary Lou Roso
6. The Trust  Does  Does Not have multiple Trustees.  
(a) If the Trust has multiple Trustees, the signatures of the Trustees are required to exercise the powers of the Trust: (mark one of the following)  
 ALL  ANY \_\_\_\_\_
7. Pursuant to A.R.S. 33-404, the Beneficiaries (and their addresses) for the above referenced Trust are as follows:

Mary Lou Roso 42575 West Candyland Place, Maricopa, AZ 85138

The undersigned Trustee(s) declare(s) that the Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

Dated: May 17, 2022

TRUSTEE:

Mary Lou Roso Revocable Trust

By: Mary Lou Roso, Trustee

Mary Lou Roso, Trustee

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-07-6940  
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:

Charles B. Smith and Sandra K. Smith  
3213 Eagle Lane  
Edmond, OK 73013-7421

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

Mary Lou Roso, Trustee of the Mary Lou Roso Revocable Trust, dated  
December 20, 2006, amended and restated April 26, 2022  
5200 Irvine Blvd  
Irvine, CA 92620

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

4. ADDRESS OF PROPERTY:

42575 West Candyland Place  
Maricopa, AZ 85138

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

Mary Lou Roso, Trustee of the Mary Lou Roso Revocable Trust, dated  
December 20, 2006, amended and restated April 26, 2022  
42575 West Candyland Place  
Maricopa, AZ 85138

(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.

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 Signed in Counterpart

State of Arizona, County of Pinal

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**  
  
COUNTY OF RECORDATION PINAL  
FEE NO 2022-059449  
RECORD DATE 05/19/2022

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: \$354,000.00

11. DATE OF SALE (Numeric Digits): 03/2022  
Month / Year

12. DOWN PAYMENT \$0.00

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: Reverse Mortgage

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):  
Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy, if necessary):  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent Mary Lou Roso, Trustee

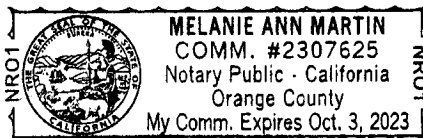
State of CA, County of Orange

Subscribed and sworn to before me on this 17 day of May, 2022.

Notary Public Melanie Ann Martin

Notary Expiration Date Oct. 03, 2023

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.



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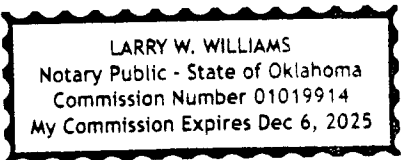
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THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent [Signature]  
State of OKLAHOMA County of OKLAHOMA

Subscribed and sworn to before me on this 10 day of May, 2022

Notary Public [Signature]  
Notary Expiration Date 12/06/2025



**FOR RECORDER'S USE ONLY**

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

Signature of Buyer / Agent [Signature]  
State of Arizona, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of May, 2022

Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

**Signed in Counterpart**

**EXHIBIT "A"**  
**Legal Description**

Lot 68, of PROVINCE PARCEL 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 5.

UNOFFICIAL