



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/29/2022 1404
FEE: \$30.00
PAGES: 8
FEE NUMBER: 2022-093418

Old-Republic Title Company
WHEN RECORDED, RETURN TO:
Mark DeCarufel and Vickie L. Strand
30727 S. Blue Granite Lane
Oracle, AZ 85623

Escrow # 4742011806
MS

SPECIAL WARRANTY DEED

For valuable consideration, ROBSON RANCH MOUNTAINS, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey to

Mark DeCarufel and Vickie L. Strand, husband and wife, as Community Property with right of survivorship

(Grantee"), the real property located in Pinal County, Arizona, more particularly described as follows (the "Property"):

See Attached Exhibit "A" for the legal description

SUBJECT TO: (a) current taxes, assessments, reservation in patents, all rights of way, easements, encumbrances, liens, obligations, liabilities, covenants, conditions, restrictions and all other matters as may appear in the records of Pinal County, Arizona; (b) all matters that would be disclosed by an inspection or an accurate ALTA/ACSM survey of the Property; (c) the reservation to Grantor, its successors and assigns of all water, oil, gas and minerals in, on or under the Property or that may be produced from the Property and all mineral rights relating to the Property; and (d) the matters set forth on Exhibit "B" and Exhibit "C" attached hereto and incorporated herein by this reference.

See Exhibit "B" for Grantee's acknowledgement regarding Home-Builder's Limited Warranty.


See Exhibit "C" for Grantee's acknowledgement regarding the Recreational Amenities Fee.

Grantor warrants title as against its own acts and none other, subject to the matters set forth above.

DATED: June 3, 2021

ROBSON RANCH MOUNTAINS, LLC,
a Delaware limited liability company

By: Arlington Property Management
Company, an Arizona corporation,
its Manager


By: 
Paula Robinson

Its: Assistant Secretary/Treasurer

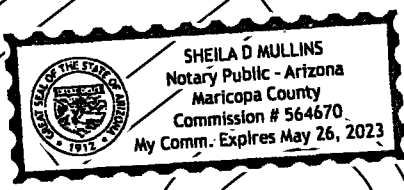
STATE OF ARIZONA)

County of Maricopa)-ss.

The foregoing instrument was acknowledged before me this 4 day
of June 2021, by Paula Robinson as Assistant Secretary/Treasurer of
Arlington Property Management Company, an Arizona corporation, on behalf of the corporation
as Manager of Robson Ranch Mountains, LLC, a Delaware limited liability company, on behalf
of the company.


Notary Public

My Commission expires:
May 26, 2023



Escrow No.: 4742011806

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Mark DeCarufel and Vickie L. Strand, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

That I am one of the Grantees named in that certain Special Warranty Deed deed which is Dated June 03, 2021 and executed by Robson Ranch Mountains, LLC, as Grantor and Mark DeCarufel and Vickie L. Strand, husband and wife, as Community Property with Right of Survivorship, as Grantee and which instrument concerns the following described property:

See "Exhibit A" attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

Mark DeCarufel
Mark DeCarufel

Vickie L. Strand
Vickie L. Strand

State of Arizona
County of Pima

The foregoing instrument was acknowledged before me this 26th day of August, 2022 by Mark DeCarufel and Vickie L. Strand.

Marian C. Dawley
Notary Public

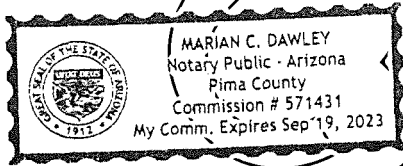


EXHIBIT A

Lot-48, of Saddlebrooke Ranch Unit Eighteen "B", according to Fee No. 2020-133456, records of Pinal County, Arizona.

EXCEPT all oil, gas other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in the Patent recorded in Docket 56, Page 40

OFFICIALS

EXHIBIT "B"

COVENANTS AND ACKNOWLEDGMENTS REGARDING ARBITRATION ADDENDUM
AND REGARDING HOME BUILDER'S LIMITED WARRANTY

Grantee understands, acknowledges and agrees that in conjunction with Grantor's conveyance of the Property, Grantor and Grantee have agreed that for their mutual benefit all disputes arising out of or related to the Property, including but not limited to the design and construction of the residence thereon, shall be subject to binding arbitration to be conducted in accordance with the Home Construction Arbitration Rules of the American Arbitration Association ("AAA"), all as set forth in the Arbitration Addendum to the Purchase Agreement (and Deposit Receipt) that gave rise to this Special Warranty Deed, and that resolution of any such disputes shall be subject to all of the terms, conditions and limitations specified in the Arbitration Addendum, including but not limited to those with respect to remedies, costs and attorneys' fees. The Arbitration Addendum is intended to run with land and to inure to the benefit of and to be binding on all respective successors and assigns of Grantor and Grantee, including but not limited to Grantee's successors in interest with respect to the Property, for a period of eleven (11) years following the date this deed is recorded.

Grantee also understands, acknowledges and agrees that (a) in conjunction with Grantor's conveyance of the Property, Grantor is issuing a "Home Builder's Limited Warranty" to Grantee, (b) the Home Builder's Limited Warranty is the only express warranty applicable to the purchase of the Property, other than the title warranty contained in this deed, (c) to the fullest extent permitted by applicable law, all other express and all implied warranties have been, and hereby are, waived by Grantee, and (d) the Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date of substantial completion of the construction (not 9 years from the date of the recordation of this deed), and shall remain in effect with respect to the Property for such nine (9) year period.

Properly interested parties may obtain a copy of the Arbitration Addendum and/or of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to Grantor at the following address: 9532 East Riggs Road Sun Lakes, Arizona 85248 Attn: Legal Department. In the event of a conflict or inconsistency between the Home Builder's Limited Warranty and the Arbitration Addendum, the terms and provisions of the Arbitration Addendum shall govern and control.

[see following page for signature and acknowledgment]

GRANTEE:

Mark DeCarufel

Mark DeCarufel

Vickie L. Strand

Vickie L. Strand

STATE OF ARIZONA)

County of Pima)

) ss.

The foregoing instrument was acknowledged before me this 26th day of August, 2022, by Mark DeCarufel and Vickie L. Strand.

Marian C. Dawley
Notary Public

My Commission Expires:

09/19/2023

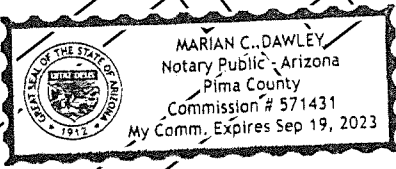


EXHIBIT "C"

OBLIGATION TO PAY RECREATIONAL AMENITIES FEE

Grantee understands, acknowledges and agrees as follows, as covenants, conditions and restrictions binding upon Grantee and its successors and assigns, including without limitation Grantee's successors in interest with respect to the Property, and running with the title to the Property, all for the benefit of Grantor and its successors and assigns:

1. The Property is being conveyed and accepted subject to the obligation of the property owner to pay a recreational amenities fee (the "Amenities Fee"), the original amount of which as established under the Declaration of Covenants, Conditions and Restrictions of SaddleBrooke Ranch Resort Community recorded on October 26, 2007 was \$25 per month, as increased based on increases in the CPI as set forth below, to the SaddleBrooke Ranch Homeowners Association, Inc., an Arizona nonprofit corporation (the "Association"), until the date that is 40 years from the date this deed is recorded.

2. The Amenities Fee shall be adjusted upward as of January 1 of each year (the "Adjustment Date"), commencing January 1, 2009, to reflect changes in the Consumer Price Index for All Urban Consumers -- U.S. Cities Average -- All Items (the "CPI") published by the United States Department of Labor, Bureau of Labor Statistics (1982-1984 = 100) from October, 2007 (the "Base Index") and for October of the year immediately prior to the adjustment. Notwithstanding the foregoing, in no event shall the Amenities Fee be decreased on any Adjustment Date. If at any time the CPI is no longer published or its manner of calculation is materially changed, Robson Ranch Mountains, LLC, a Delaware limited liability company ("RRM"), may substitute such substitute index, reconciled to October, 2007, as reasonably reflects changes in the purchasing power of the dollar.

3. If at any time (a) the Association is dissolved, or (b) the termination for any reason of the Association's obligation to pay RRM a monthly fee pursuant to the Declaration of Covenants, Conditions and Restrictions of SaddleBrooke Ranch Resort Community, in consideration for the conveyance of certain recreational amenities, the Amenities Fee referenced above shall be paid directly to RRM or its successor or assign by the property owner.

[see following page for signature and acknowledgment]

GRANTEE:

Mark DeCarufel

Mark DeCarufel

Vickie L. Strand

Vickie L. Strand

STATE OF ARIZONA)

County of Pima)

) ss.

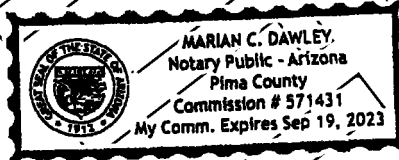
The foregoing instrument was acknowledged before me this 26th day of August, 2022, by Mark DeCarufel and Vickie L. Strand.

Marian C. Dawley

Notary Public

My Commission Expires:

09/19/2023



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305 - 15 - 7510 -
 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:

ROBSON RANCH MOUNTAINS, LLC
9532 E. Riggs Road
Sun Lakes AZ 85248

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

MARK DECARUFEL, VICKIE L. STRAND
6336 N. Oracle Rd. Ste. 326 #144
Tucson AZ 85704

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

30727 S. Blue Granite Ln, Oracle, Arizona 85623

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

MARK DECARUFEL, VICKIE L. STRAND
30727 S. Blue Granite Ln
Oracle AZ 85623

(b) Next tax payment due October, 2022

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

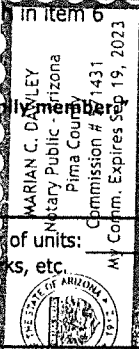
- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or e 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 Pima

Subscribed and sworn to before me on this 26th day of AUG 2022

Notary Public Marianne C. Dawley

Notary Expiration Date 09/19/2023

DOR FORM 82162 (2/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-093418
 RECORD DATE 08/29/2022

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: \$ 745,867. 00

11. DATE OF SALE (Numeric Digits): 05 / 21
 Month / Year

12. DOWN PAYMENT \$ 149,217. 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

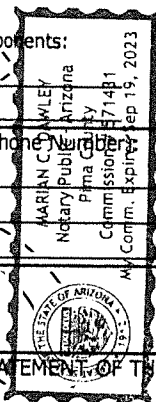
16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale Price in Item 10 include solar energy 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 AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary): EXHIBIT "A" ATTACHED HERETO



Signature of Buyer / Agent

State of Arizona, County of Pima

Subscribed and sworn to before me on this 26th day of AUG 2022

Notary Public Marianne C. Dawley

Notary Expiration Date 09/19/2023

ORDER NO. : 4742011806

EXHIBIT A

Lot 48, of Saddlebrooke Ranch Unit Eighteen "B", according to Fee No. 2020-133456, records of Pinal County, Arizona.

EXCEPT all oil, gas other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in the Patent recorded in Docket 56, Page 40