



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 09/09/2022 1419

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-097137

**RECORDING REQUESTED BY:**

Title Security Agency, LLC

**AND WHEN RECORDED MAIL TO:**

Charles G. Lawrence and Barbara A.  
Lawrence, Trustees of The Lawrence  
Family Trust dated November 1, 2009,  
as amended

5650 W. Linda Lane  
Chandler, AZ 85226

ESCROW NO.: 600-224446-TS  
600-224446-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

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

**Runamuck Ranch LLC, an Arizona Limited Liability Company**

do/does hereby convey to

**Charles G. Lawrence and Barbara A. Lawrence, Trustees of The Lawrence Family Trust dated November 1, 2009, as amended**

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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Pursuant to **ARS 33-404** the names and addresses of the beneficiaries of The Lawrence Family Trust dated November 1, 2009, as amended, are disclosed in 2021-138146.

Escrow No.: 600-224446-TS

Dated: September 6, 2022

Grantor(s):

Runamuck Ranch LLC, an Arizona Limited Liability Company

BY: Tiffany Shedd  
Tiffany Shedd  
Its: Member

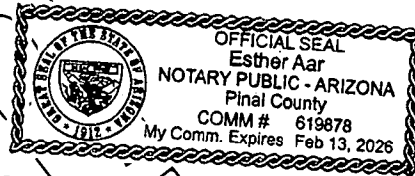
BY: Rodney Shedd  
Rodney Shedd  
Its: Member

State of Arizona )ss:  
County of Pinal

On this 9<sup>th</sup> day of Sept, 2022, before me,  
The Undersigned Esther Aar  
a Notary Public in and for said County and State, personally appeared

Tiffany Shedd and Rodney Shedd, as Members of Runamuck Ranch LLC, an Arizona Limited Liability Company, 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  
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP



Notary Public: Esther Aar

My Commission Expires: 2/13/2026

Escrow No.: 600-224446-TS

**EXHIBIT "A"**

PARCEL NO. 1:

The South half of Section 32, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

AND

The South 30.00 feet of the Northwest quarter of Section 32, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the Southwest quarter of the Southwest quarter of said Section 32 thereof.

PARCEL NO. 2:

The North half of Section 31, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 210.00 feet of the North half of said Section 31.



**AFFIDAVIT OF PROPERTY VALUE**

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 403-28-001D8

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? 1

Please list the additional parcels below (attach list if necessary):

- (1) 403-22-002D0 (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS

Runamuck Ranch LLC
PO Box 92
Eloy, AZ 85131

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

Charles G. Lawrence and Barbara A. Lawrence, Trustees of The Lawrence Family Trust dated November 1, 2009, as amended
5650 W. Linda Lane
Chandler, AZ 85226

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

4. ADDRESS OF PROPERTY:

SEC Sunland Gin & Houser Rd., approx. 576.37.ac
Eloy, AZ 85131

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

Charles G. Lawrence and Barbara A. Lawrence, Trustees of The Lawrence Family Trust dated November 1, 2009, as amended
5650 W. Linda Lane
Chandler, AZ 85226

(b) Next tax payment due October 1, 2023

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
i.  Other Use; Specify:
d.  2-4 Plex
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:
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.

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: \$8,682,520.50

10. SALE PRICE: \$ 8,645,550.00

11. DATE OF SALE (Numeric Digits): 07 / 2022
Month / Year \$8,682,520.50

12. DOWN PAYMENT \$ 8,645,550.00

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
d.  Seller loan (Carryback) (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):

Title Security Agency, LLC
442 W. Kortsen Road, Suite 101
Casa Grande, AZ 85122

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.

Signature of Seller / Agent

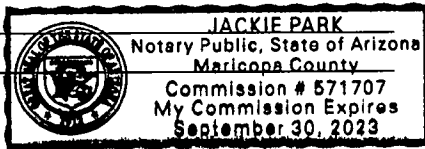
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 29 day of September 20 22

Notary Public

Notary Expiration Date

DOR FORM 82162 (02/2019)



Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 29 day of September 20 22

Notary Public

Notary Expiration Date

09-30-2023

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