



OFFICIAL RECORDS OF PINAL COUNTY RECORDER

Dana Lewis
Electronically Recorded

DATE/TIME: 02/16/2023 1426
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2023-011220

RECORDING REQUESTED BY:

Agave Title Agency

AND WHEN RECORDED MAIL TO:

James S. Reveno and Joan R. Reveno, as Trustees of The James S. Reveno and Joan R. Reveno, Reveno Living Trust, dated February 6, 1997
39277 S. Winding Trail Drive
Tucson, AZ 85739

ESCROW NO.: A23-03837

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Joyce E. Hakala, Trustee of The Joyce E. Hakala Living Trust, dated June 9, 1998 and Amended August 6, 2002

do/does hereby convey to

James S. Reveno and Joan R. Reveno, as Trustees of The James S. Reveno and Joan R. Reveno Living Trust, dated February 6, 1997

the following real property situated in Pinal County, State of 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: February 7, 2023

GRANTOR(S):

Joyce E. Hakala, Trustee of The Joyce E. Hakala Living Trust, dated June 9, 1998 and Amended August 6, 2002

BY: Joyce E. Hakala
Joyce E. Hakala
Trustee

State of Florida }ss:
County of Volusia

On this 9th day of February, 2023 be for me, the Undersigned, a Notary Public in and for said County and State, personally appeared Joyce E. Hakala, Trustee of The Joyce E. Hakala Living Trust, dated June 9, 1998 and Amended August 6, 2002, 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.

Joseph Kaplan Online Notary produced id Az DRIVER LICENSE
Notary Public (signature) Joseph Kaplan
My Commission Expires: 01/24/2025

FOR NOTARY SEAL OR STAMP

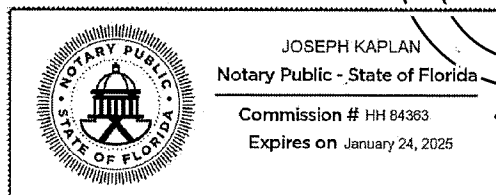


EXHIBIT "A"

Lot 7, of SADDLEBROOK UNIT FORTY SEVEN, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet D, Slide 163, and Affidavit of Correction recorded in Fee No. 2002-42065.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or maybe determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value and the exclusive right thereto, on, in, or under the above described lands, shall be and remain are hereby reserved in and retained by the State of Arizona.

Copyright © 2002

TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE

Escrow No. A23-03837

The undersigned, being the Trustee(s) of the

Joyce E. Hakala, Trustee of The Joyce E. Hakala Living Trust, dated June 9, 1998 and Amended August 6, 2002,

do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed pursuant to ARS 33-404, are as follows:

NAME: Joyce E. Hakala

ADDRESS: 1600 Marshall Circle, Apt. 364, Dupont, WA 98327

NAME: _____

ADDRESS: _____

NAME: _____

ADDRESS: _____

Joyce E. Hakala

Joyce E. Hakala, Trustee

TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE

Escrow No. A23-03837

The undersigned, being the Trustee(s) of the

James S. Reveno and Joan R. Reveno, as Trustees of The James S. Reveno and Joan R. Reveno Living Trust, ,
dated February 6, 1997

do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed pursuant to ARS 33-404, are as follows:

NAME: James S. Reveno and Joan R. Reveno

ADDRESS: 39277 S. Winding Trail Dr., Tucson, AZ 85739

NAME: _____

ADDRESS: _____

NAME: _____

ADDRESS: _____

James S. Reveno
James S. Reveno, Trustee

Joan R. Reveno
Joan R. Reveno, Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305-12-1720

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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS

Joyce E. Hakala, Trustee of The Joyce E. Hakala Living Trust, dated June 9, 1998 and Amended August 6, 2002

1600 Marshall Circle, Apt 364
Dupont, WA 98327

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

James S. Reveno and Joan R. Reveno, as Trustees of The James S. Reveno and Joan R. Reveno Living Trust, dated February 6, 1997

39277 S. Winding Trail Drive
Tucson, AZ 85739

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

4. ADDRESS OF PROPERTY:

39277 S. Winding Trail Drive
Tucson, AZ 85739

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

James S. Reveno and Joan R. Reveno, as Trustees of The James S. Reveno and Joan R. Reveno Living Trust, dated February 6, 1997

39277 S. Winding Trail Drive
Tucson, AZ 85739

(b) Next tax payment due: April 1, 2023

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:

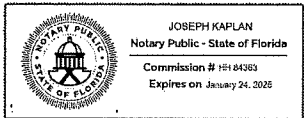
- a. To be used as a primary residence.
 - b. To be rented to someone other than a "qualified family member."
 - c. To be used as a non-primary or secondary residence.
- See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 Joyce E. Hakala produced id Az DRIVER LICENSE
State of Florida, County of Volusia
Subscribed and sworn to before me on this 9th day of February 2023
Notary Public Joseph Kaplan Online Notary Joseph Kaplan
Notary Expiration Date 01/24/2025

DOR FORM 82162 (02/2019)



Notarized online using audio-video communication

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-011220
RECORD DATE 02/16/2023

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: \$ 525000 00

11. DATE OF SALE (Numeric Digits): 01 / 2023
Month / Year

12. DOWN PAYMENT \$ 525000 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):

Agave Title Agency
900 E. River Road
Tucson, AZ 85718

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 305-12-1720
 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
 Joyce E. Hakala, Trustee of The Joyce E. Hakala Living Trust, dated June 9, 1998 and Amended August 6, 2002
 1600 Marshall Circle, Apt 364
 DuPont, WA 98327

3. (a) BUYER'S NAME AND ADDRESS:
 James S. Reveno and Joan R. Reveno, as Trustees of The James S. Reveno and Joan R. Reveno Living Trust, dated February 6, 1997
 39277 S. Winding Trail Drive
 Tucson, AZ 85739
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
 39277 S. Winding Trail Drive
 Tucson, AZ 85739

5. (a) MAIL, TAX BILL TO: (Taxes due even if no bill received)
 James S. Reveno and Joan R. Reveno, as Trustees of The James S. Reveno and Joan R. Reveno Living Trust, dated February 6, 1997
 39277 S. Winding Trail Drive
 Tucson, AZ 85739
 (b) Next tax payment due: April 1, 2023 70/01/2023

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
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 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:
 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.

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:

10. SALE PRICE: \$ 525000 00

11. DATE OF SALE (Numeric Digits): 01 / 2023
 Month / Year

12. DOWN PAYMENT \$ 525000 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 b. Barter or trade (2) VA
 c. Assumption of existing loan(s) (3) FHA
 d. Seller loan (Carryback) 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:
 \$ _____ 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):
 Agave Title Agency
 900 E. River Road
 Tucson, AZ 85718

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

Signature of Buyer / Agent _____
 State of Arizona, County of Pima
 Subscribed and sworn to before me on this 10th day of February 2023
 Notary Public Hanna Lewis
 Notary Expiration Date 9/25/2023

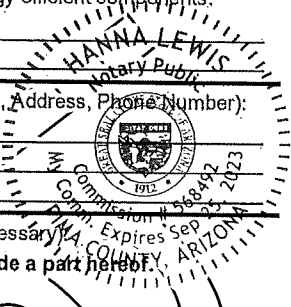


EXHIBIT "A"

Lot 7, of SADDLEBROOK UNIT FORTY SEVEN, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet D, Slide 163, and Affidavit of Correction recorded in Fee No. 2002-42065.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or maybe determined by the laws of the United States or of this State, or decisions of court, to be pepeculiarly essential to the production of fissionable materials, whether or not of commercial value and the exclusive right thereto, on, in, or under the above described lands, shall be and remain are hereby reserved in and retained by the State of Arizona:

Copyright © 2002