



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/22/2023 0859
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2023-061750

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4742012873

WHEN RECORDED MAIL TO

The Szpakowski Living Trust dated October 12,
2015
38288 S. Skyline Dr
Saddlebrooke, AZ, 85739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Timothy M. Struse, Successor Trustee of The Shepard Trust Agreement, dated July 29, 1994

Do hereby convey to Raymond J. Szpakowski and Kathleen B. Szpakowski, as Trustees of the Szpakowski Living Trust, dated October 12, 2015

the following real property situated in Pinal County, Arizona:

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

Pursuant to ARS 33-404, Beneficiaries names and addresses are attached.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated: August 8, 2023

The Shepard Trust Agreement dated, July 29, 1994

By: [Signature], Trustee
Timothy M. Struse, Successor Trustee

State of Arizona
County of Pima

The foregoing instrument was acknowledged before me this 16 day of August, 2023 by Timothy M. Struse, Successor Trustee of The Shepard Trust Agreement, dated July 29, 1994.

WITNESS my hand and official seal.

[Signature]
Notary Public

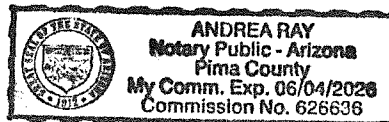


EXHIBIT A

Lot 8, Saddlebrooke Unit Fifty, according to map recorded at Fee No. 2015-038125, and Affidavit of Correction recorded at Fee No. 2018-029060, records of Pinal County, Arizona;

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 State of Arizona;

EXCEPT all water, oil, gas, minerals and rights thereto.

NAME OF TRUST: the Szpakowski Living Trust

DATED: October 12, 2015

Pursuant to ARS 33-404, the beneficiaries of the above named trust are:

1. Raymond J. Szpakowski
39596 S Summerwood Dr.
Saddlebrooke AZ 85739
2. Kathleen B. Szpakowski
39596 S Summerwood Dr
Saddlebrooke AZ 85739
3. _____

The above beneficiaries disclosure was provided by the undersigned Trustee(s), and is an accurate list of all the beneficiaries under the referenced Trust Agreement.

Dated this 18 day of August, 2023.

Raymond J. Szpakowski
Raymond J. Szpakowski, Trustee

Kathleen B. Szpakowski
Kathleen B. Szpakowski, Trustee

WILLIAMS

NAME OF TRUST: The Shepord Trust Agreement

DATED: July 29, 1994

Pursuant to ARS 33-404, the beneficiaries of the above named trust are: *and addresses:*

1. *See Exhibit B*

2.

3.

The above beneficiaries disclosure was provided by the undersigned Trustee(s), and is an accurate list of all the beneficiaries under the referenced Trust Agreement.

Dated this 16 day of August, 2023.

Tim Struse

Timothy M. Struse, Trustee

Tim Struse

EXHIBIT B
A.R.S. § 33-404 TRUST BENEFICIARY DISCLOSURE

Project Open Hand
730 Polk Street
San Francisco, CA 94109

Wounded Warrior Project, Inc.
4899 Belfort Road, Suite 300
Jacksonville, FL 32256

American Cancer Society, Inc.
3380 Chastain Meadows Parkway, No. 2,
Kennesaw, GA, 30144

Fisher House Foundation, Inc.
12300 Twinbrook Parkway, Suite 421
Rockville, MD 20852

Muscular Dystrophy Association, Inc.
161 N. Clark, Suite 3550
Chicago, IL 60601

Therapeutic Riders of Tucson, Inc. ("TROT")
8920 E. Woodland Road
Tucson, AZ 85749

Make-a-Wish Foundation of America, Inc.
1702 E. Highland Ave., Suite 400
Phoenix, AZ 85016

CONFIDENTIAL

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305 - 12 - 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:

TIM STRUSE, TRUSTEE
39596 S. Summerwood Dr
Saddlebrooke AZ 85739

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

RAYMOND J. SZPAKOWSKI, TRUSTEE, KATHELLEN B. SZAKOWSKI, TRUSTEE
38288 S. Skyline Dr
Saddlebrooke AZ 85739

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

39596 S. Summerwood Dr, Saddlebrooke, Arizona 85739

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

RAYMOND J. SZPAKOWSKI, TRUSTEE, KATHELLEN B. SZAKOWSKI, TRUSTEE
38288 S. Skyline Dr
Saddlebrooke AZ 85739

(b) Next tax payment due 10/2023

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
- i. Other Use; Specify: villa

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 Instee

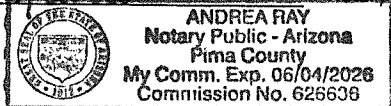
State of Arizona, County of Pima

Subscribed and sworn to before me on this 16 day of August 2023

Notary Public Green

Notary Expiration Date 6/4/2026

DOR FORM 82162 (2/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-061750
RECORD DATE 08/22/2023

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: \$460,000. 00

11. DATE OF SALE (Numeric Digits): 07 / 23
Month / Year

12. DOWN PAYMENT \$23,000. 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 Kathleen B. Szpakowski

State of AZ, County of Pima

Subscribed and sworn to before me on this 16 day of Aug 2023

Notary Public Shannon Hedin

Notary Expiration Date _____

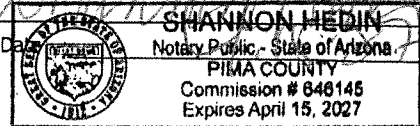


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EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or maybe 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 State of Arizona;

EXCEPT all water, oil, gas, minerals and rights thereto.