



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/25/2023 0839

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-062836

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Lebaron 425.LLC
902 W. 17th Avenue
Apache Junction, AZ 85120

WARRANTY DEED

File No. 240-6285281 (ckm)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Jean M. Glavic, Successor Trustee of The Anna Gilles Trust Agreement Dated April 14, 1997, the GRANTOR does hereby convey to

Lebaron 425 LLC, an Arizona limited liability company, the GRANTEE

the following described real property situated in Pinal County, Arizona:

LOT 27, APACHE VILLA TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, IN BOOK 18 OF MAPS, PAGE 2.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

File No.: 240-6285281 (ckm)
A.P.N.: 102-13-1810.8

Warranty Deed - continued

DATED: August 11, 2023

Jean M. Glavic, Successor Trustee of The Anna
Gilles Trust Agreement Dated April 14, 1997

Jean M. Glavic

Jean M. Glavic, Successor Trustee

STATE OF

Colorado

County of

Jefferson

) ss.
)

On 08/24/2023

2023, before me, the undersigned Notary Public, personally appeared **Jean M. Glavic, Successor Trustee of The Anna Gilles Trust Agreement Dated April 14, 1997**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 04/09/2027

Mark D. Hott

Notary Public

MARK D. HOTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974006067
MY COMMISSION EXPIRES APRIL 9, 2027

Notarized online using audio-video communication

File No.: 240-6285281 (ckm)
A.P.N.: 102-13-1810 8

Warranty Deed - continued

BENEFICIARY DISCLOSURE

August 11, 2023

First American Title Insurance Company
6877 South Kings Ranch Road, Ste 5
Gold Canyon, AZ 85118

RE: Escrow No. 240-6285281

The undersigned, being the Trustee(s) of the The Anna Gilles Trust Agreement Dated April 14, 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, are as follows:

NAME: Jean M Glavic Diane Gilles
ADDRESS: 38510 Melrose Farms Dr. Willoughby, OH 44094 16540 E Gunsight Dr., Fountain Hills, AZ 85268

NAME: JoAnn Neff Timothy Gilles
ADDRESS: 1333 E 300th St, Wickliffe, OH 44092 1840 Lincoln Rd. Wickliffe, OH 44092

NAME: Anthony Gilles Geraldine Brumfield
ADDRESS: 717 Pendley Dr. Willowick, OH 44095 5680 Anna Ct., Mentor-on-the-Lake, OH 44060

The Anna Gilles Trust Agreement Dated April 14, 1997

Jean M Glavic
Jean M. Glavic, Successor Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-13-1810 8
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) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

The Anna Gilles Trust Agreement Dated April 14, 1997
38510 Melrose Farms Drive
Willoughby, OH 44094

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

Lebaron 425 LLC
902 W. 17th Avenue
Apache Junction, AZ 85120

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

4. ADDRESS OF PROPERTY:

1254 South Ocotillo Drive
Apache Junction, AZ 85120

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

Lebaron 425 LLC
902 W. 17th Avenue
Apache Junction, AZ 85120
(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. Agriculture
- 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 Jean M. Glave
State of Colorado, County of Jefferson
Subscribed and sworn to before me on this 24th day of August 2023
Notary Public Mark D. Hott
Notary Expiration Date 04/09/2027

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2023-062836
RECORD DATE 08/25/2023

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: \$ 250,000.00 00

11. DATE OF SALE (Numeric Digits): 08 / 20 23
Month/Year

12. DOWN PAYMENT \$ 0.00 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: \$ 0.00 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):

Lebaron 425 LLC
902 W. 17th Avenue
Apache Junction, AZ 85120

18. LEGAL DESCRIPTION (attach copy if necessary):
See Attached

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

DOR FORM 82162 (04/2014) Notarized online using audio-video communication

MARK D. HOTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974006067
MY COMMISSION EXPIRES APRIL 9, 2027

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL-IDENTIFICATION NUMBER(S)
 Primary Parcel: 102-13-1810 8 -
 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
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 How many parcels, other than the Primary Parcel, are included in this sale?
 Please list the additional parcels below (attach list if necessary):
 (1) , (3)
 (2) , (4)

2. SELLER'S NAME AND ADDRESS:
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38510 Melrose Farms Drive
Willoughby, OH 44094

3. (a) BUYER'S NAME AND ADDRESS:
Lebaron 425 LLC
902 W. 17th Avenue
Apache Junction, AZ 85120

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

4. ADDRESS OF PROPERTY:
1254 South Ocotillo Drive
Apache Junction, AZ 85120

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Lebaron 425 LLC
902 W. 17th Avenue
Apache Junction, AZ 85120
 (b) Next tax payment due 10/2023

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box
 a. Vacant land f. Commercial or Industrial Use
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 c. Condo or Townhouse h. Mobile or manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify:
 e. Apartment Building

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8. If you checked **e** or **f** in item 6 above, indicate the number of units:
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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
 State of , County of
 Subscribed and sworn to before me on this day of 20
 Notary Public
 Notary Expiration Date

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: \$250,000.00 00

11. DATE OF SALE (Numeric Digits): 08 / 2023
 Month/Year

12. DOWN PAYMENT \$0.00 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from Financial Institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) f. Other financing; Specify:

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 (b) If Yes, provide the dollar amount of the Personal Property:
\$ 0.00 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

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 (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):
Lebaron 425 LLC
902 W. 17th Avenue
Apache Junction, AZ 85120

18. LEGAL DESCRIPTION (attach copy if necessary):
See Attached

Signature of Buyer / Agent
 State of Az, County of Pinal
 Subscribed and sworn to before me on this 24 day of Aug 20 23
 Notary Public Maresa N. Cox
 Notary Expiration Date

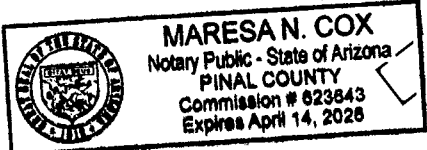


EXHIBIT 'A'

File No.: **240-6285281 (ckm)**

Property: **1254 South Ocotillo Drive, Apache Junction, AZ 85120**

**LOT 27, APACHE VILLA TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
PINAL COUNTY RECORDER, ARIZONA, IN BOOK 18 OF MAPS, PAGE 2.**

A.P.N. 102-13-1810 8

Proprietary