



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 12/07/2023 0858

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-088556

RECORDING REQUESTED BY:
Empire Title Agency

WHEN RECORDED MAIL TO:
Nathanael H. Rogers
43850 W Snow Drive
Maricopa, AZ 85138

FILE NO.: 2180227

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

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

Andrea E. Bauman, as Trustee of The Andrea Bauman 2018 Living Trust, U/A dated April 20, 2018

do/does hereby convey to

Nathanael H. Rogers, an unmarried man

the following real property situated in **Pinal** County, State of Arizona:

Lot 7, of FINAL PLAT FOR PARCEL 4 OF THE VILLAGES AT RANCHO EL DORADO, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 146.

APN: 512-04-195

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.

Date: November 30, 2023

File No.: 2180227
Warranty Deed – Continued
Page 2

Andrea E. Bauman, as Trustee of The Andrea Bauman 2018 Living Trust, U/A dated April 20, 2018

By: Andrea E. Bauman, Trustee
Andrea E. Bauman, Trustee,

State of ^{CF} ~~Arizona~~ ^{WA}

County of ^{CF} ~~Pinal~~ ^{Pierce}) ss

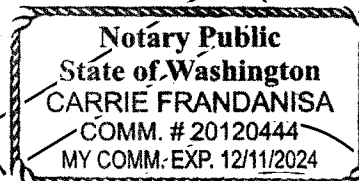
On 1st day of December, 2023, before me, the undersigned Notary Public, **Andrea E. Bauman, as Trustee of The Andrea Bauman 2018 Living Trust, U/A dated April 20, 2018**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

(Seal)

My commission expires: 12-11-2024

Carrie Frandanisa
Notary Public



TRUST DISCLOSURE

DATE: December 1, 2023

TO: Empire Title Agency

RE: Andrea E. Bauman, as Trustee of The Andrea Bauman 2018 Living Trust, U/A dated April 20, 2018

TO WHOM IT MAY CONCERN:

Please be advised that the Andrea E. Bauman, as Trustee of The Andrea Bauman 2018 Living Trust, U/A dated April 20, 2018, dated [], has not been revoked and is still in effect. Further, be advised that said Trust Agreement has not been further amended since [].

Pursuant to A.R.S. 33-404 The Beneficiaries of said Trust Agreement are as follows:

BENEFICIARY:

Michael James Bauman

Address:

2855 S.E. Stephens St Portland, Or 97214

BENEFICIARY:

Conner David Bauman

Address:

2987 N Davis Drive Corvallis Or 97331

BENEFICIARY:

James E Bauman

Address:

7785 SW Village Greens Cir. Willsonville, Or 97170

BENEFICIARY:

Address:

Andrea E. Bauman, as Trustee of The Andrea Bauman 2018 Living Trust, U/A dated April 20, 2018

By: Andrea E Bauman, Trustee
Andrea E. Bauman, Trustee,

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-04-195
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:

Andrea E. Bauman, as Trustee of The Andrea Bauman 2018
Living Trust, U/A dated April 20, 2018
7785 Southwest Village Greens Circle
Wilsonville, OR 97070

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

Nathanael H. Rogers
3013 E. Bighorn Avenue
Phoenix, AZ 85048

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

4. ADDRESS OF PROPERTY:

43850 W Snow Drive
Maricopa, AZ 85138

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

Nathanael H. Rogers
43850 W Snow Drive
Maricopa, AZ 85138

(b) Next tax payment due 3-1-2024

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
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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-088556
RECORD DATE 12/07/2023

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: \$ 348,400.00

11. DATE OF SALE (Numeric Digits): 11-2023

Month / Year

12. DOWN PAYMENT \$ 10,452. 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):
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

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 4th day of December 2023
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 577492
Expires March 16, 2024

Notary Public

Notary Expiration Date 3-16-2024

Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this

4th day of December 2023
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 577492
Expires March 16, 2024

Notary Public

Notary Expiration Date 3-16-2024

File No.: 2180227

EXHIBIT "A"
Legal Description

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