



**RECORDING REQUESTED BY:**  
Lawyers Title of Arizona, Inc.

DATE/TIME: 03/22/2024 1512  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2024-021112

**WHEN RECORDED MAIL TO:**  
Geoffrey Foden  
7160 E. Grand View Ln.  
Gold Canyon, AZ 85119-8320

**Escrow No.:** LTKIE2400060-ME  
**APN:** 107-04-066

Space above this line for Recorder's Use

## WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

**Sergio T. Rodriguez and Dorena L. Rodriguez as Trustees of the Rodriguez Family Trust dated December 1, 2003, as amended and restated December 8, 2017**

does hereby convey to

**Geoffrey Foden, an unmarried man**

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Trust Disclosure-Grantor

In Compliance with ARS 33-404, Beneficiaries for the Grantor's Trust are attached.

**SUBJECT TO:** Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

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

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: March 6, 2024

The Rodriguez Family Trust dated December 1, 2003

BY: Sergio T. Rodriguez  
Sergio Rodriguez  
Trustee

BY: Dorena Rodriguez  
Dorena Rodriguez  
Trustee

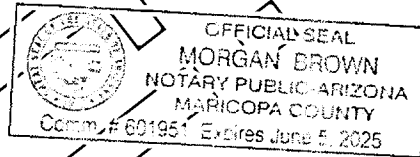
State of ARIZONA

County of ~~FINAL~~ Maricopa

This instrument was acknowledged before me on this 20<sup>th</sup> day of March, 2024, by Sergio T. Rodriguez and Dorena L. Rodriguez as-Trustees of the Rodriguez Family Trust dated December 1, 2003.

Morgan Brown  
Notary Public  
My Commission Expires: 6/5/2025

[SEAL]



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 107-04-066

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 66, of Superstition Highlands Unit 2, according to Cabinet C, Slide 28 and Affidavit of Correction recorded at Recording No. 1999-020285, records of Pinal County, Arizona.

WARRANTY

**TRUST DECLARATION  
(Disclosure of Beneficiaries)**

Date: March 6, 2024  
Escrow No.: LTKIE2400060-ME

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated (December 1, 2003) are as follows:

Name: Sergio T. Rodriguez  
Address: 19106 N. 130th Ave, Sun City West, AZ 85375.

Name: Doreen L. Rodriguez  
Address: 19106 N. 130th Ave, Sun City West, AZ 85375.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

(This document will be recorded at the Close of Escrow attached to the Deed)

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 107-04-066  
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:**

The Rodriguez Family Trust dated December 1, 2003  
7160 E. Grand View Ln.  
Gold Canyon, AZ 85119-8320

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

Geoffrey Foden  
3180 N. 82nd St.  
Mesa, AZ 85207

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

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

7160 E. Grand View Ln.  
Gold Canyon, AZ 85119-8320

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

Geoffrey Foden  
7160 E. Grand View Ln.  
Gold Canyon, AZ 85119-8320

(b) Next tax payment due 10/1/2024

**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

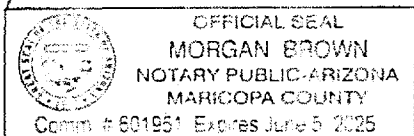
State of Arizona County of Maricopa

Subscribed and sworn to before me this 20 day of March 2024

Notary Public \_\_\_\_\_

Notary Expiration Date 2/5/2025

DOR FORM BZ162 (02/2019)



COUNTY OF RECORDATION  
FEE NO  
RECORD DATE

PINAL  
2024-021112  
03/22/2024

**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:**

\$ 1,149,000 00

**11. DATE OF SALE (Numeric Digits):** 2 / 2024

Month / Year

**12. DOWN PAYMENT**

\$ 742,822 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 Herein

**18. LEGAL DESCRIPTION (attach copy if necessary):**  
SEE ATTACHED LEGAL DESCRIPTION

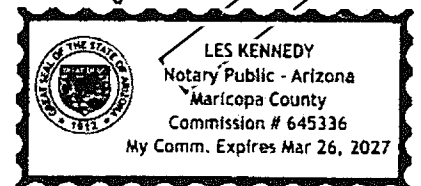
Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me this 20 day of March 2024

Notary Public \_\_\_\_\_

Notary Expiration Date 3/26/2027



**LEGAL DESCRIPTION**

**For APN/Parcel ID(s): 107-04-066**

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Lot 66, of Superstition Highlands Unit 2, according to Cabinet C, Slide 28 and Affidavit of Correction recorded at Recording No. 1999-020285, records of Pinal County, Arizona.

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