



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

at the request of Pioneer Title Agency, Inc.

DATE/TIME: 04/22/2024 1447
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-029741

When recorded mail to
Geri Margaret Manke
Robert Albert Manke
1250 N. Kirby St. #44
Hemet, CA 92545

77107735-LHA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Mark A. Brown and Gertrude Brown, as Co-Trustees of the Mark and Gertrude Brown Family Trust, U/A dated November 21, 2023 do/does hereby convey to

Geri Margaret Manke and Robert Albert Manke, Wife and Husband, as Community Property with Right of Survivorship

the following real property situated in Pinal County, Arizona:

Lot 13, of TIERRA DEL SOL RV RESORT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 59.

Pursuant to A.R.S § 33-404, the names and addresses of the beneficiaries of the above referenced Trust are disclosed in the Trust Disclosure Exhibit attached hereto and incorporated herein by reference.

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.

The Grantor warrants the title against all persons whomsoever.

DATED: April 14, 2024

The Mark and Gertrude Brown Family Trust, U/A dated November 21, 2023

Mark A. Brown

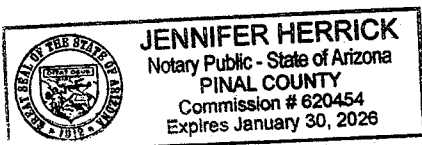
By: Mark A. Brown, Co-Trustee

Gertrude Brown

Gertrude Brown, Co-Trustee

State of Arizona }
 } ss.
County of Pinal }

The foregoing instrument was acknowledged before me this 15th day of April, 2024, by Mark A. Brown and Gertrude Brown, as Co-Trustees of the Mark and Gertrude Brown Family Trust, U/A dated November 21, 2023.



Jennifer Herrick

NOTARY PUBLIC

My commission expires: Jan 30, 2026

TRUST DISCLOSURE EXHIBIT

Re: Escrow No. 77107735LHA

In order to comply with A.R.S. 33-404 the following are the name(s) and address(es) of the current beneficiaries of The Mark and Gertrude Brown Family Trust, U/A dated November 21, 2023:

Beneficiary Name & Address:

Desiree Hayes
13637 Valley View Ave
La Mirada, CA 90638

Beneficiary Name & Address:

Mark A. Brown, Jr.
834 Thimbleberry Dr.
Castle Rock, WA 98611

Beneficiary Name & Address:

Levi A. Brown
2236 N. Brigadier Dr
Florence, AZ 85132

Beneficiary Name & Address:

Beneficiary Name & Address:

Beneficiary Name & Address:

Beneficiary Name & Address:

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
(Deed)

Robert Albert Manke and Geri Margaret Manke, Husband and Wife, as Community Property with Right of Survivorship, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated April 19, 2024 and executed by Mark A. Brown and Gertrude Brown, as Co-Trustees of the Mark and Gertrude Brown Family Trust, U/A dated November 21, 2023, as Grantors, to Robert Albert Manke and Geri Margaret Manke, Husband and Wife, as Community Property with Right of Survivorship, as Grantees, and which conveys certain premises described as:

Lot 13, of TIERRA DEL SOL RV RESORT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 59.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

DATED: April 19, 2024

Robert Albert Manke
Robert Albert Manke

Geri Margaret Manke
Geri Margaret Manke

State of California }
 } ss.
County of Riverside }

The foregoing instrument was acknowledged before me this 19th day of April, 2024, by Robert Albert Manke and Geri Margaret Manke.



Joann Baptiste-Gates
NOTARY PUBLIC
My commission expires: 02-22-2026

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-73-013
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) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Mark A. Brown and Gertrude Brown, as Co-Trustees of the Mark and Gertrude Brown Family Trust, U/A dated November 21, 2023

6480 W. Victory Way
Florence, AZ 85132

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

Geri Margaret Manke and Robert Albert Manke
1250 N. Kirby St. #44
Hemet, CA 92545

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

4. ADDRESS OF PROPERTY:

425 E. Pueblo Del Sol
Florence, AZ 85132

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

Geri Margaret Manke and Robert Albert Manke
1250 N. Kirby St. #44
Hemet, CA 92545

(b) Next tax payment due October 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:

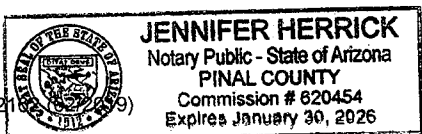
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member".
- c. To be used as a non-primary or secondary residence.

See reverse side for definitions 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 Pinal
Subscribed and sworn to before me on this 15th day of April, 2024
Notary Public Jennifer Herrick
Notary Expiration Date Jan. 30, 2026



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2024-029741
04/22/2024

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: \$ 146,500.00

11. DATE OF SALE (Numeric Digits): 03 / 2024
Month / Year

12. DOWN PAYMENT \$ 39,500.00

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):
Pioneer Title Agency, Inc.
225 E Germann Road, Ste 270, Gilbert, AZ 85297
Phone: (480) 857-2100

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SIGNED IN COUNTERPART

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

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Geri Margaret Manke and Robert Albert Manke
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(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

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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.

SIGNED IN COUNTERPART

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 Maricopa
Subscribed and sworn to before me on this 22nd day of April 2024
Notary Public _____
Notary Expiration Date 1-24-26

FOR RECORDER'S USE ONLY

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: \$ 146,500.00

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Phone: (480) 857-2100

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EXHIBIT "A"
Legal Description

Lot 13, of TIERRA DEL SOL RV RESORT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 59.

Notarized