



DATE/TIME: 05/24/2024 0927  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2024-039187

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
Bruce Griffin  
Leann Griffin  
P.O. Box 794  
Arizona City, AZ 85123  
777-268458 - MO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration,

William Andrew Masters, Trustee of The William A. Masters 401K Plan Trust (hereafter "Grantor"), do/does hereby convey to

Bruce Griffin and Leann Griffin, a married couple, as community property with right of survivorship (hereafter "Grantee"), the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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: May 14, 2024

William A. Masters 401K Plan Trust

By: *William Andrew Masters*

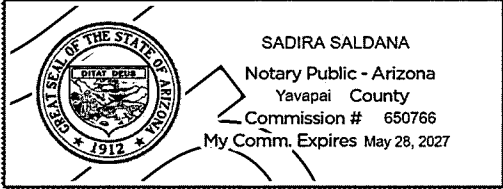
William Andrew Masters, Trustee



122565-5-0

State of Arizona }  
County of Yavapai } ss.

The foregoing instrument was acknowledged before me this 14 day of May, 2024 by William Andrew Masters, Trustee of The William A. Masters 401K Plan Trust.



*Sadira Saldana*

NOTARY PUBLIC

My commission expires: 05/28/2027

Notarized remotely online using communication technology via Proo

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO Warranty Deed

Date of Document: May 14, 2024/ Consisting of 3 pages

Parties to Document:

[ William Andrew Masters, Trustee of The William A. Masters 401K Plan Trust ]

[ Bruce Griffin and Leann Griffin ]

WARRANTY DEED

Exhibit A

Lot 117, of ARIZONA CITY UNIT FIFTEEN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 17 of Maps, Page 23.

777-268458 - MO

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
(Deed)

Bruce Griffin and Leann Griffin, a married couple, 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 May 14, 2024 and executed by William Andrew Masters, Trustee of The William A. Masters 401K Plan Trust, as Grantors, to Bruce Griffin and Leann Griffin, a married couple, as community property with right of survivorship, as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

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: May 14, 2024

Bruce Griffin  
Bruce Griffin  
Leann Griffin  
Leann Griffin

State of Arizona }  
County of Mo } ss.  
}

The foregoing instrument was acknowledged before me this 22nd day of May, 2024 by Bruce Griffin and Leann Griffin.

NOTARY PUBLIC  
My commission expires: 1/29/2026

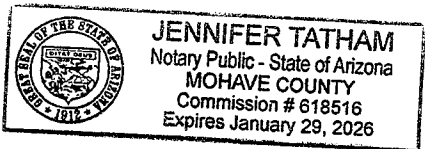


Exhibit A

Lot 117, of ARIZONA CITY UNIT FIFTEEN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 17 of Maps, Page 23.

ARIZONA CITY UNIT FIFTEEN

### Beneficiary Disclosure Exhibit

Pursuant to A.R.S. §.33-404, the following are the name(s) and address(es) of the beneficiary(ies) of the Trust, which the undersigned understands and acknowledges may be included by Pioneer Title Agency, Inc. as a "Trust Disclosure Exhibit" attached to any deed/deed of trust being recorded by Pioneer Title Agency, Inc. in a pending transaction with the Trust.

William Andrew Masters, Trustee of The William A. Masters 401K Plan Trust

Beneficiary Name and Address: Lanette Masters  
P.O. Box 11902, Phoenix AZ 85061

Beneficiary Name and Address: \_\_\_\_\_

Beneficiary Name and Address: \_\_\_\_\_

Initials DS  
WAMT

Pioneer Title Agency, Inc.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 511-63-117

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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

William Andrew Masters, Trustee of The William A. Masters 401K Plan Trust  
PO Box 11902  
Phoenix, AZ 85061

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

Bruce Griffin and Leann Griffin  
P.O. Box 794  
Arizona City, AZ 85123

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

4. ADDRESS OF PROPERTY:

13184 S. Altura Lane  
Arizona City, AZ 85123

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

Bruce Griffin and Leann Griffin  
P.O. Box 794  
Arizona City, AZ 85123

(b) Next tax payment due 10/01/2024

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.

**Executed 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 \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2024-039187  
RECORD DATE 05/24/2024

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: \$ 23,000.00

11. DATE OF SALE (Numeric Digits): 05 / 2024  
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: \_\_\_\_\_

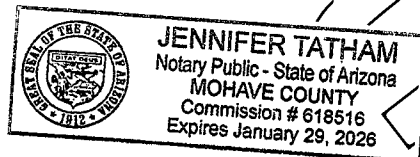
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Pioneer Title Agency, Inc.  
5355 E. High Street, Suite 131 Phoenix, AZ 85054  
Phone: (480) 948-3899

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent: \_\_\_\_\_  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 24 day of May, 2024  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



**AFFIDAVIT OF PROPERTY VALUE**

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Primary Parcel: 511-63-117

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Phoenix, AZ 85061

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Bruce Griffin and Leann Griffin  
P.O. Box 794  
Arizona City, AZ 85123

(b) Are the Buyer and Seller related? Yes  No   
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Signature of Seller / Agent William Andrew Masters  
State of Arizona, County of Yavapai  
Subscribed and sworn to before me on this 14th day of May 2024  
Notary Public [Signature]  
Notary Expiration Date 05/28/2027

Signature of Buyer / Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public Signed in Counterpart  
Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

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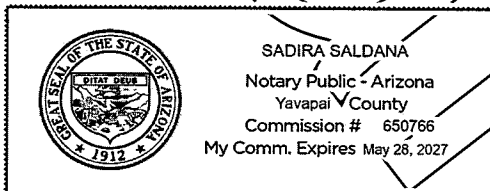
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Phone: (480) 948-3899

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Notarized remotely online using communication technology via Proof.



Escrow No. 777-268458 - MO

**EXHIBIT "A"**  
**Legal Description**

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ARIZONA CITY UNIT FIFTEEN