



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 11/15/2024 0852

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-087870

Recorded at the request of *Clear Title Agency of Arizona*

AND WHEN RECORDED MAIL TO:

Duane John DeSmet and Gail Anne DeSmet
10 Sandbar Road
Tracy, MN 56175

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 75240294-tg

WARRANTY DEED

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

Ralph Arthur Schaub, as Personal Representative of the Estate of Shirley J Schaub, PB # 2024-003931, the GRANTOR

does hereby convey to

Duane John DeSmet and Gail Anne DeSmet, husband and wife, as community property with right of survivorship, the GRANTEE,

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

LOT ONE HUNDRED FIFTY-NINE (159), OF ROADHAVEN RESORT OF APACHE JUNCTION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDES 66 THROUGH 69.

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

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 75240294-tg

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof

Dated: October 16, 2024

Ralph Arthur Schaub, as Personal Representative of the Estate of Shirley J Schaub, PB # 2024-003931

BY: [Signature]
Ralph Schaub
Personal Representative

STATE OF ARIZONA Michigan)
COUNTY OF Wayne)

Subscribed and sworn to before me this 09 day of Nov. 20 24, by Ralph Schaub, who acknowledges to be the Personal Representative of Ralph Arthur Schaub, as Personal Representative of the Estate of Shirley J Schaub, PB # 2024-003931, and as such officer is duly authorized to sign on behalf of the Estate

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 10/19/2029

[Signature]
SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 19, 2029
Acting in the County of Wayne

COPIES

Escrow No.: 75240294-tg

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

This Acceptance is to be attached to that particular Warranty Deed dated October 16, 2024 by and between

Ralph Arthur Schaub, as Personal Representative of the Estate of Shirley J Schaub, PB # 2024-003931, as Grantors, and

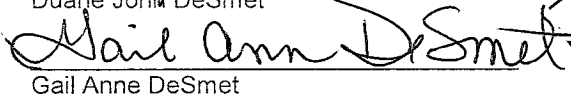
Duane John DeSmet and Gail Anne DeSmet, as Grantees.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Dated: November 8, 2024


Duane John DeSmet


Gail Anne DeSmet

^{MN}
STATE OF ~~ARIZONA~~

COUNTY OF

Murray

}
}SS
}

Subscribed and sworn to before me this 9 day of November 2020, by Duane John DeSmet and Gail Anne DeSmet.

In witness whereof, I hereunto set my hand and official seal.

Rachael S Caspers

Notary Public

My Commission Expires:

11/30/2030



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-35-1590
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

Ralph Arthur Schaub, as Personal Representative of the Estate of Shirley J Schaub, PB # 2024-003931

31167 Maplewood St
Garden City, MI 48135

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

Duane John DeSmet and Gail Anne DeSmet
10 Sandbar Road
Tracy, MN 56175

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

4. ADDRESS OF PROPERTY:

1000 S Idaho Rd 1159, 1159 S Sioux Dr
Apache Junction, AZ 85119

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

Duane John DeSmet and Gail Anne DeSmet
10 Sandbar Road
Tracy, MN 56175

(b) Next tax payment due: October 1, 2025

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 Michigan County of Wayne
Subscribed and sworn to before me on this 09 day of Nov 2024
Notary Public _____
Notary Expiration Date 10-19-2029

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 19, 2029
Acting in the County of Wayne

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-087870
RECORD DATE 11/15/2024

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: \$ 135,000 00

11. DATE OF SALE (Numeric Digits): 10 / 2024
Month / Year

12. DOWN PAYMENT \$ 135,000 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:
\$ 135,000 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):

Clear Title Agency of Arizona
1075 S Idaho Rd Ste 106 B, Apache Junction, AZ 85119
(480)278-8475

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

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

FOR RECORDER'S USE ONLY

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

Duane John DeSmet Gail Anne DeSmet
Signature of Buyer / Agent _____
State of Mn County of Murray
Subscribed and sworn to before me on this 9 day of November 2024
Notary Public Rachael S Caspers
Notary Expiration Date 11/30/2030

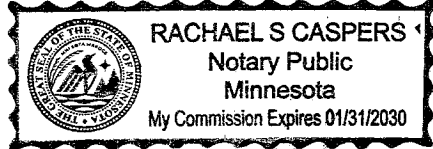


EXHIBIT "A"

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