



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 11/25/2024 1417

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-090799

at the request of Yavapai Title Agency, Inc.

When recorded mail to

**Jesse W. Siglow**

**Catharine E. Siglow**

**61994 E. Northwood Rd.**

**Tucson, AZ 85739**

00422485-DPJ / L0702143

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt Pursuant To ARS 11-1134 B-8

**COURTESY  
RECORDING**

**NO TITLE  
LIABILITY**

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we, Jesse W. Siglow and Catharine E. Siglow, Husband and Wife as Community Property with Right of Survivorship do/does hereby convey to Jesse W. Siglow and Catharine E. Siglow, Trustees of The Wish It Were More Trust, dated June 25, 2024, the following real property situated in Pinal County, Arizona:

Lot 1, Saddlebrooke Unit Forty Six, according to Cabinet D, Slide 60, and Affidavit of Correction recorded at Fee No. 2002-42065, records of Pinal County, Arizona;

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands shall be and remain are hereby reserved in and retained by State of Arizona.

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: November 8, 2024

SIGNATURES AND NOTARY ARE ATTACHED HERETO.

Warranty Deed  
Escrow No. 00422485

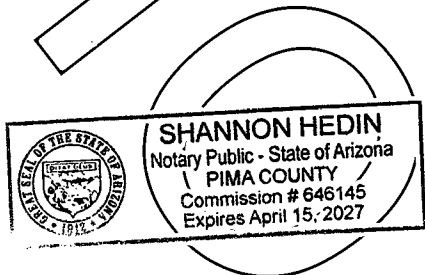
Jesse W. Siglow  
Jesse W. Siglow

Catharine E. Siglow  
Catharine E. Siglow

State of Arizona  
County of PIMA } ss.

The foregoing instrument was acknowledged before me this 20 day of November, 2024, by Jesse W. Siglow and Catharine E. Siglow.

Shannon Hedin  
NOTARY PUBLIC  
My commission expires: 4.15.27



THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: November 8, 2024 / Consisting of 3 pages  
Parties to Document:  
Jesse W. Siglow and Catharine E. Siglow, Trustees of The Wish It Were More Trust, dated June 25, 2024  
Jesse W. Siglow and Catharine E. Siglow

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 Yavapai Title Agency, Inc. as a "Trust Disclosure Exhibit" attached to any deed/deed of trust being recorded by Yavapai Title Agency, Inc. in a pending transaction with the Trust.

**Jesse W. Siglow and Catharine E. Siglow, Trustees of The Wish It Were More Trust, dated June 25, 2024**

Beneficiary Name and Address: Jesse W. Siglow, jr. (JJ), 5613 Ostrom Ave., Encino, CA 91316-1405

Beneficiary Name and Address: Justin D. Siglow, 7 Richmond Rd., Bath, BA 1 5TU, United Kingdom ( E

Beneficiary Name and Address: Zachary H. Siglow, 2282 Chimney Swift Circle, Marietta, Georgia 300

Initials <sup>DS</sup>  CES

<sup>DS</sup>  JS

# COURTESY RECORDING INSTRUCTIONS

Yavapai Title Agency, Inc. is hereby handed the following document(s):

Warranty Deed

You are hereby authorized and instructed as a courtesy to deliver for recording to the Pinal County Recorder's Office said document(s), with these instructions to be attached to and recorded as a part of the first-mentioned document.

The undersigned understands and acknowledges that Yavapai Title Agency, Inc. is acting in the capacity of messenger only, without consideration, and is not responsible for the correctness of the form, content or execution of any of the document(s) and that Yavapai Title Agency, Inc. is hereby released of any and all liability in connection with the same. Further, the undersigned understands and acknowledges that Yavapai Title Agency, Inc. assumes no responsibility or liability due to any delay in recordation of said document(s).

The undersigned states that the real property affected by the document(s) is not involved in an open escrow, title insurance or other transaction pending with any office of Yavapai Title Agency, Inc. or any other title company.

It is further understood and acknowledged that there shall be no liability and/or responsibility for a payment of any consideration by Yavapai Title Agency, Inc. to any party as this service is performed as a courtesy only.

The undersigned understands and acknowledges that at the time of recordation, the documents will not be insured by Yavapai Title Agency, Inc.

Dated: November 8, 2024

SIGNATURES (All parties to document(s) must sign):

Jesse W. Siglow  
**Jesse W. Siglow** - Party Making Delivery

Catharine E. Siglow  
**Catharine E. Siglow** - Party Making Delivery

Address: 61994 E. Northwood Rd, Tucson-AZ 85739

Jesse W. Siglow  
**Jesse W. Siglow, Trustee**  
Party to Document

Catharine E. Siglow  
**Catharine E. Siglow, Trustee**  
Party to Document

Yavapai Title Agency, Inc. office forwarding document(s) to recording desk:

Office Name Junction By: Diane Payne, Escrow Officer