



DATE/TIME: 01/03/2025 1304
FEE: \$30.00
PAGES: 7
FEE NUMBER: 2025-000469

RECORDING REQUESTED BY:
Security Title Agency, Inc

WHEN RECORDED MAIL TO:
Jane Adele Barger, Trustee of the Jane Adele Barger
Living Trust dated June 14, 2019
1657 E Atole Pl
Queen Creek, AZ 85140-5166

Escrow No.: ST63240542-JT
APN: 109-52-110

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,
Russell K. Livingston and Anita C Livingston, Trustees of The Livingston Family Trust dated July 11, 2017
does hereby convey to

Jane Adele Barger, Trustee of the Jane Adele Barger Living Trust dated June 14, 2019

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 is:

Per ARS 33-404 the names and addresses of the beneficiaries of the Livingston Family Trust are disclosed in attached

Trust Disclosure-Grantee
In Compliance with ARS 33-404, Beneficiaries for the Grantee's Trust is:

Per ARS 33-404 the names and addresses of the beneficiaries of the Jane Adele Barger Living Trust are disclosed in 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: December 26, 2024

Russell K. Livingston and Anita C Livingston, Trustees of The Livingston Family Trust dated July 11, 2017

BY: Russell K. Livingston
Russell K Livingston
Trustee

SIGNED IN COUNTERPART

BY: _____
Anita C Livingston
Trustee

STATE OF Arizona

COUNTY OF Pinal

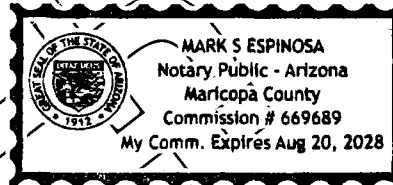
On the 2 day of January, 2025, before me, a Notary Public in and for said State, personally appeared Russell K Livingston, Trustee and Anita C Livingston, Trustee, of the Russell K. Livingston and Anita C Livingston, Trustees of The Livingston Family Trust dated July 11, 2017.

Witness my hand and seal

Notary Public

My Commission Expires: 8.20.28

(SEAL)



WARRANTY DEED

(continued)

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

Dated: December 26, 2024

Russell K. Livingston and Anita C Livingston, Trustees of The Livingston Family Trust dated July 11, 2017

SIGNED IN COUNTERPART

BY:

Russell K Livingston
Trustee

BY:

Anita C Livingston
Anita C Livingston
Trustee

STATE OF _____

COUNTY OF _____

On the _____ day of _____, before me, a Notary Public in and for said State, personally appeared Russell K Livingston, Trustee and Anita C Livingston, Trustee, of the Russell K. Livingston and Anita C Livingston, Trustees of The Livingston Family Trust dated July 11, 2017.

Witness my hand and seal

Notary Public

My Commission Expires: _____

(SEAL)

JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Warranty Deed

STATE OF Colorado
COUNTY OF Weld

Subscribed and sworn before me this 2nd day of January, 2025, by

Anita C Livingston as Trustee of The Livingston Family Trust.



Notary Public
My Commission Expires: 04/10/2026

[SEAL]

DARLENE L. MURPHY-JONES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094004584
MY COMMISSION EXPIRES APRIL 10, 2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 109-52-110

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

Lot 110, of Shea Homes at Johnson Farms, Neighborhood 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 34.

Johnson Farms

**TRUST DECLARATION
(Disclosure of Beneficiaries)**

Date: January 3, 2025
Escrow No.: ST63240542-JT

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated (June 14, 2019) are as follows:

- Name:** Jane Adele Barger
- Address:** 4846 Gould Ave, La Canada Flintridge, CA 91011
- Name:** _____
- Address:** _____
- Name:** _____
- Address:** _____
- Name:** _____
- Address:** _____
- Name:** _____
- Address:** _____
- Name:** _____
- Address:** _____

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

**TRUST DECLARATION
(Disclosure of Beneficiaries)**

Date: December 26, 2024
Escrow No.: ST63240542-JT

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated (July 11, 2017) are as follows:

- Name: Russell K. Livingston
- Address: 7524 E. Wildcat Dr. Gold Canyon AZ 85118
- Name: Anita C. Livingston
- Address: 7524 E. Wildcat Dr. Gold Canyon AZ 85118
- 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

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-52-110
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:

Russell K. Livingston and Anita C Livingston, Trustees of
The Livingston Family Trust dated July 11, 2017

1657 E Atole Pl

Queen Creek, AZ 85140-5166

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

Jane Adele Barger, Trustee of the Jane Adele Barger
Living Trust dated June 14, 2019

4846 Gould Ave

La Canada Flintridge, CA 91011

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1657 E Atole Pl

Queen Creek, AZ 85140-5166

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

Jane Adele Barger, Trustee of the Jane Adele Barger
Living Trust dated June 14, 2019

1657 E Atole Pl

Queen Creek, AZ 85140-5166

(b) Next tax payment due March 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.

SIGNED IN COUNTERPART

Signature of Seller / Agent _____

State of _____, County of _____

Subscribed and sworn to before me this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-000469
RECORD DATE 01/03/2025

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: \$ 650,000 00

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

12. DOWN PAYMENT \$ 300,000 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):

Buyer and Seller Herein

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

Jane Adele Barger
Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

See Attached Certificate

JURAT

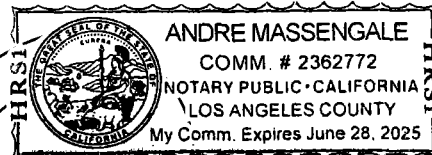
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 31 day of December, 20 24,
by Gene Adele Berger

proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.

Signature _____



(Seal)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-52-110
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

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How many parcels, other than the Primary Parcel, are included in this sale? 0

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1657 E Atole Pl

Queen Creek, AZ 85140-5166

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Jane Adele Barger, Trustee of the Jane Adele Barger
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4846 Gould Ave

La Canada Flintridge, CA 91011

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

If Yes, state relationship:

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Queen Creek, AZ 85140-5166

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Queen Creek, AZ 85140-5166

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For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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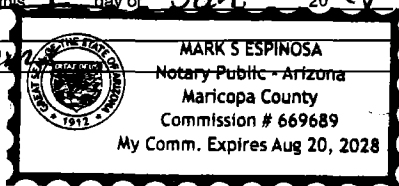
Russell K. Livingston
Signature of Seller / Agent

State of Arizona County of Pinal

Subscribed and sworn to before me this 1 day of Jan 20 25

Notary Public
Notary Expiration Date 8-20-2027

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
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- e. Quit Claim Deed
- f. Other:

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

SIGNED IN COUNTERPART

Signature of Buyer / Agent _____

State of _____ County of _____

Subscribed and sworn to before me this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

LEGAL DESCRIPTION

For APN/Parcel ID(s): 109-52-110

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Lot 110, of Shea Homes at Johnson Farms, Neighborhood 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 34.

Johnson Farms