



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 01/22/2025 0800
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-004583

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

AND WHEN RECORDED MAIL TO:
Scott G. Kraft, as Trustee of the Scott G. Kraft
Revocable Trust, dated
P.O Box 576
Hill City, SD 57745

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 75250003-tg

WARRANTY DEED

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

Douglas B. Bryson and Caroline M. Bryson, husband and wife, as joint tenants with right of survivorship, the GRANTOR

does hereby convey to

Scott G. Kraft, as Trustee of the Scott G. Kraft Revocable Trust, dated, the GRANTEE,

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

LOT 270, ROADHAVEN RESORT OF APACHE JUNCTION PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER RECORDED IN CABINET A, SLIDE 88 AND 89.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

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

BENEFICIARY DISCLOSURE

Clear Title Agency of Arizona
1075 S Idaho Rd Ste 106 B
Apache Junction, AZ 85119

RE: Escrow No.: 75250003-tg

The undersigned, Scott G. Kraft, being the Trustee(s) of the Scott G. Kraft Revocable Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Carla Skiles G

ADDRESS: 12298 Gold Mt. Loop, Hill City, SD 57745

NAME: _____

ADDRESS: _____

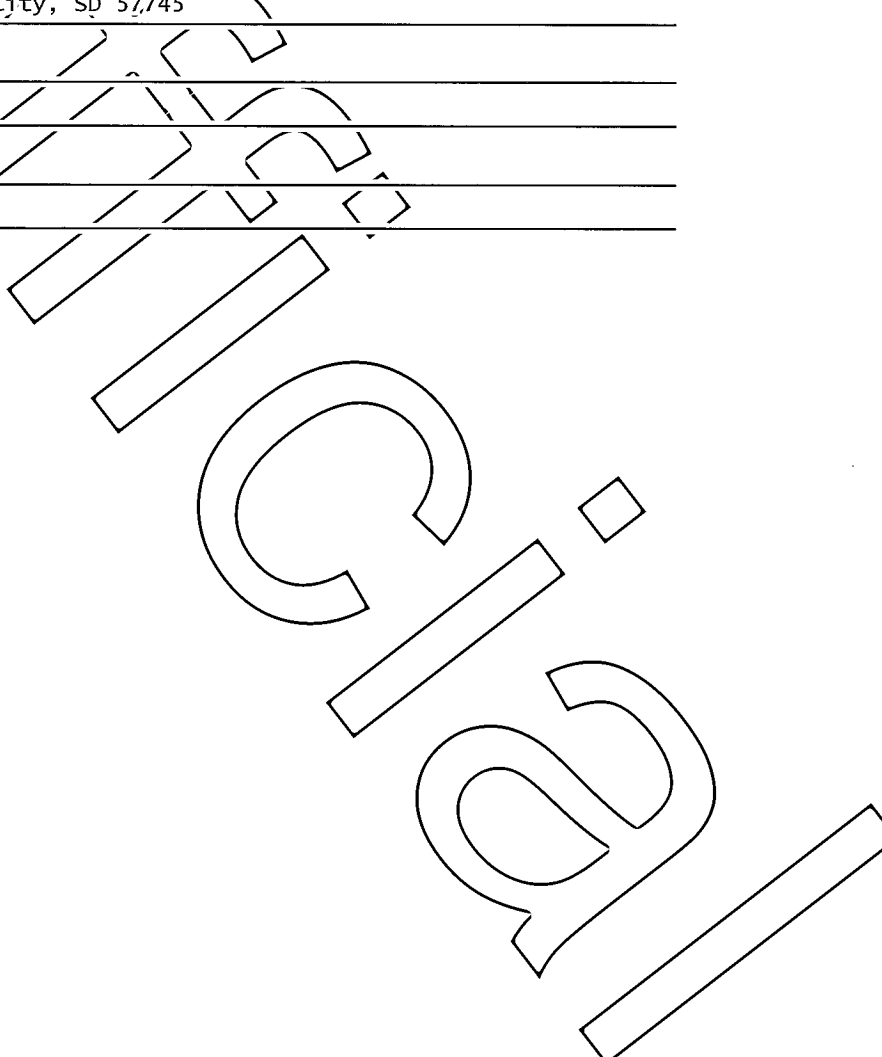
NAME: _____

ADDRESS: _____

Date: 1/9/2025 | 11:16 AM CST

Scott G. Kraft Revocable Trust

BY: Scott G. Kraft Trustee
Scott G. Kraft
Trustee



Signatures and Notary Acknowledgment Page

Dated: January 6, 2025

Douglas B. Bryson

Caroline M. Bryson

Province of Alberta
STATE OF ARIZONA }
City } SS
COUNTY OF Edmonton }

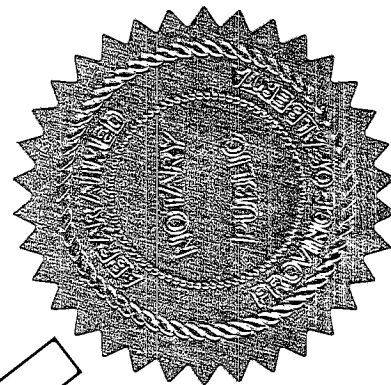
Subscribed and sworn to before me this 10 day of January 2025, by Douglas B. Bryson and Caroline M. Bryson.

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

Notary Public

My Commission Expires: NO EXPIRY

ABRAR AHMED
BARRISTER AND SOLICITOR
A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF ALBERTA
AN INACTIVE LAWYER MEMBER OF THE
LAW SOCIETY OF ALBERTA



[Handwritten initials]

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-36-2700
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

Douglas B. Bryson and Caroline M. Bryson
516 Maple Wood Cres NW
Edmonton, T6P 0A9 Canada

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

Scott G. Kraft, as Trustee of the Scott G. Kraft Revocable Trust, dated
P.O Box 576
Hill City, SD 57745

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

4. ADDRESS OF PROPERTY:

1000 S Idaho Rd 270, 2270 S Seminole Dr
Apache Junction, AZ 85119

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

Scott G. Kraft, as Trustee of the Scott G. Kraft Revocable Trust, dated
P.O Box 576
Hill City, SD 57745
(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 _____, 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 2025-004583
RECORD DATE 01/22/2025

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: \$ 190,800 00

11. DATE OF SALE (Numeric Digits): 01 / 2025
Month / Year

12. DOWN PAYMENT \$ 190,800 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:

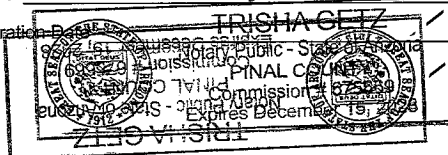
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

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 AZ, County of Pinal
Subscribed and sworn to before me on this 22 day of 01 2025
Notary Public _____
Notary Expiration Date 12/15/25



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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Douglas B. Bryson and Caroline M. Bryson

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Edmonton, T6P 0A9 Canada

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

Scott G. Kraft, as Trustee of the Scott G. Kraft Revocable Trust, dated

P.O. Box 576

Hill City, SD 57745

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

If Yes, state relationship:

Apache Junction, AZ 85119

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

Scott G. Kraft, as Trustee of the Scott G. Kraft Revocable Trust, dated

P.O. Box 576

Hill City, SD 57745

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

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- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other:

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Month / Year

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- b. Barter or trade
- e. New loan(s) from financial institution:
(1) Conventional

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briefly describe the Personal Property: _____

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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.

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 Province of Alberta County of City of Edmonton

Subscribed and sworn to before me on this 10 day of January 2025

Notary Public ABRAR AHMED

Notary Expiration Date NO EXPIRY

DOR FORM 82162 (02/2019)

Signature of Buyer / Agent

State of _____ County of _____

Subscribed and sworn to before me on this _____ day _____ 20____

Notary Public _____

Notary Expiration Date _____

ABRAR AHMED
BARRISTER AND SOLICITOR
A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF ALBERTA
AN INACTIVE LAWYER MEMBER OF THE
LAW SOCIETY OF ALBERTA

Signed in Counterpart

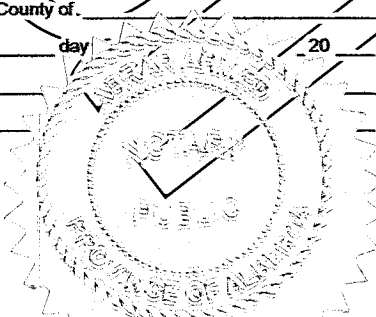


EXHIBIT "A"

LOT 270, ROADHAVEN RESORT OF APACHE JUNCTION PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER RECORDED IN CABINET A, SLIDE 88 AND 89.

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