



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 02/13/2025 1223

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2025-010689

**RECORDING REQUESTED BY:**

Agave Title Agency

**AND WHEN RECORDED MAIL TO:**

John Alexander Hall and Andrea Joy Schraiber  
65728 E. Rocky Terrace Drive  
Saddlebrooke, AZ 85739

ESCROW NO.: **A25-10397**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**John J. Thurston and Aidan Hart, as Successor Co-Trustees, or his successors in trust, under The Charles R. Thurston Living Trust, dated October 5, 2023**

do/does hereby convey to

**John Alexander Hall and Andrea Joy Schraiber, a married couple, as community property with right of survivorship**

the following real property situated in Pinal County, State of Arizona:

Lot 143, of **SADDLEBROOKE UNIT FIFTEEN**, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 91 and Affidavit of Correction recorded April 21, 1995 in Docket 2099, Page 446.

**EXCEPT all water oil, gas minerals and rights thereto**

**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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

**UNRECORDED**

Dated: February 7, 2025

**GRANTOR(S):**

John J. Thurston and Aidan Hart, as Successor Co-Trustees, or his successors in trust, under The Charles R. Thurston Living Trust, dated October 5, 2023

BY: John J. Thurston  
John J. Thurston  
Trustee

BY: Aidan Hart  
Aidan Hart  
Trustee

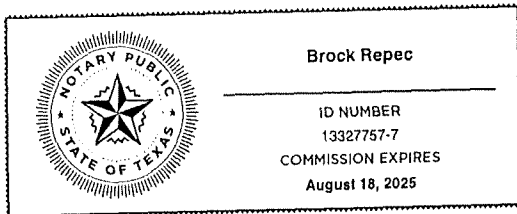
State of Texas  
County of Denton

}}ss:

On this 13th day of February, 2025, before me, the Undersigned, a Notary Public in and for said County and State, personally appeared John J. Thurston and Aidan Hart, as Successor Co-Trustees, or his successors in trust, under The Charles R. Thurston Living Trust, dated October 5, 2023, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument WITNESS my hand and official seal.

Brock Repec  
Notary Public (signature)  
My Commission Expires: 08/18/2025

FOR NOTARY SEAL OR STAMP



Electronically signed and notarized online using the Proof platform.

**DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: Warranty Deed

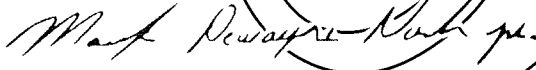
Document Date: 02/13/2025

Number of Pages (including notarial certificate): 3

State of Texas

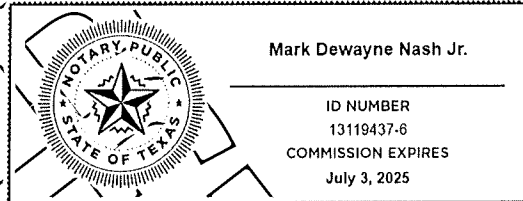
County of Ellis

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 02/13/2025 by Aidan Hart.



Mark Dewayne Nash Jr.

Notary Public, State of Texas



Electronically signed and notarized online using the Proof platform.

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

John Alexander Hall and Andrea Joy Schraiber, 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 February 7, 2025, and executed by John J. Thurston and Aidan Hart, as Successor Co-Trustees, or his successors in trust, under The Charles R. Thurston Living Trust, dated October 5, 2023 as Grantors, to John Alexander Hall and Andrea Joy Schraiber, a married couple, as community property with right of survivorship as Grantees, and which conveys certain premises described as:

Lot 143, of SADDLEBROOKE UNIT FIFTEEN, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 91 and Affidavit of Correction recorded April 21, 1995 in Docket 2099, Page 446.

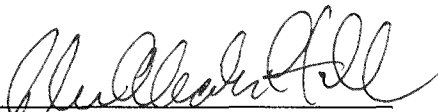
**EXCEPT** all water oil, gas minerals and rights thereto

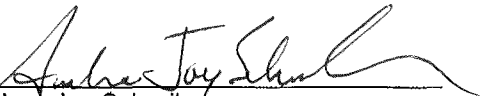
to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such 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: February 7, 2025

**GRANTEE(S):**

  
\_\_\_\_\_  
John Alexander Hall

  
\_\_\_\_\_  
Andrea Joy Schraiber

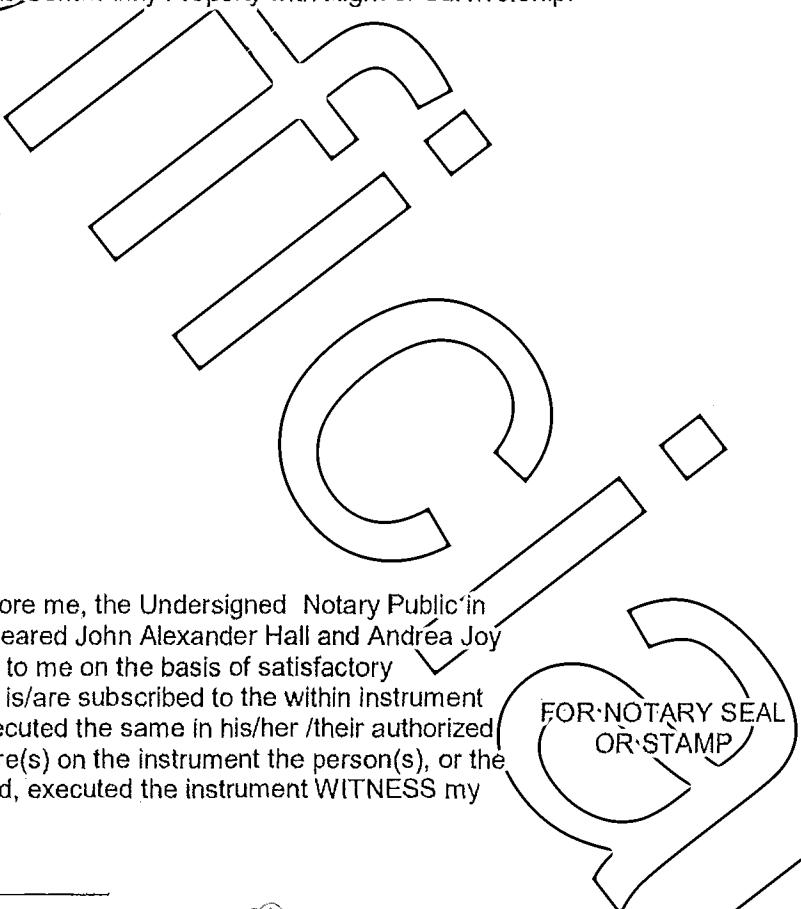
State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ day of February, 2025 before me, the Undersigned Notary Public in and for said County and State, personally appeared John Alexander Hall and Andrea Joy Schraiber, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her /their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

  
(Me) 02/10/2025  
See Attached Certificate

FOR NOTARY SEAL  
OR STAMP

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

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 Riverside

On February 10, 2025 before me, Karina Elenes, Notary Public  
*Date Here Insert Name and Title of the Officer*

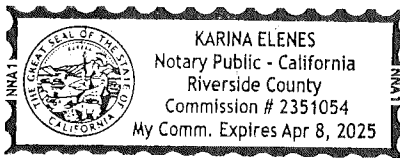
personally appeared John Alexander Hall &  
*Name(s) of Signer(s)*

Andrea Joy Schraiber

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature \_\_\_\_\_

Signature of Notary Public \_\_\_\_\_

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document** Acceptance Of Community Property With Right Of Survivorship

Title or Type of Document: \_\_\_\_\_  
Document Date: February 7, 2025 Number of Pages: One

Signer(s) Other Than Named Above: No Other Signers

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: John Alexander Hall

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: Andrea Joy Schraiber

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE**

Escrow No. A25-10397

The undersigned, being the Trustee(s) of the

John J. Thurston and Aidan Hart, as Successor Co-Trustees, or his successors in trust, under The Charles R. Thurston Living Trust, dated October 5, 2023

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 pursuant to ARS 33-404, are as follows:

NAME: John J. Thurston and Aidan Hart

ADDRESS: 26 Meadowcroft Drive, San Anselmo, CA 94960

NAME: \_\_\_\_\_

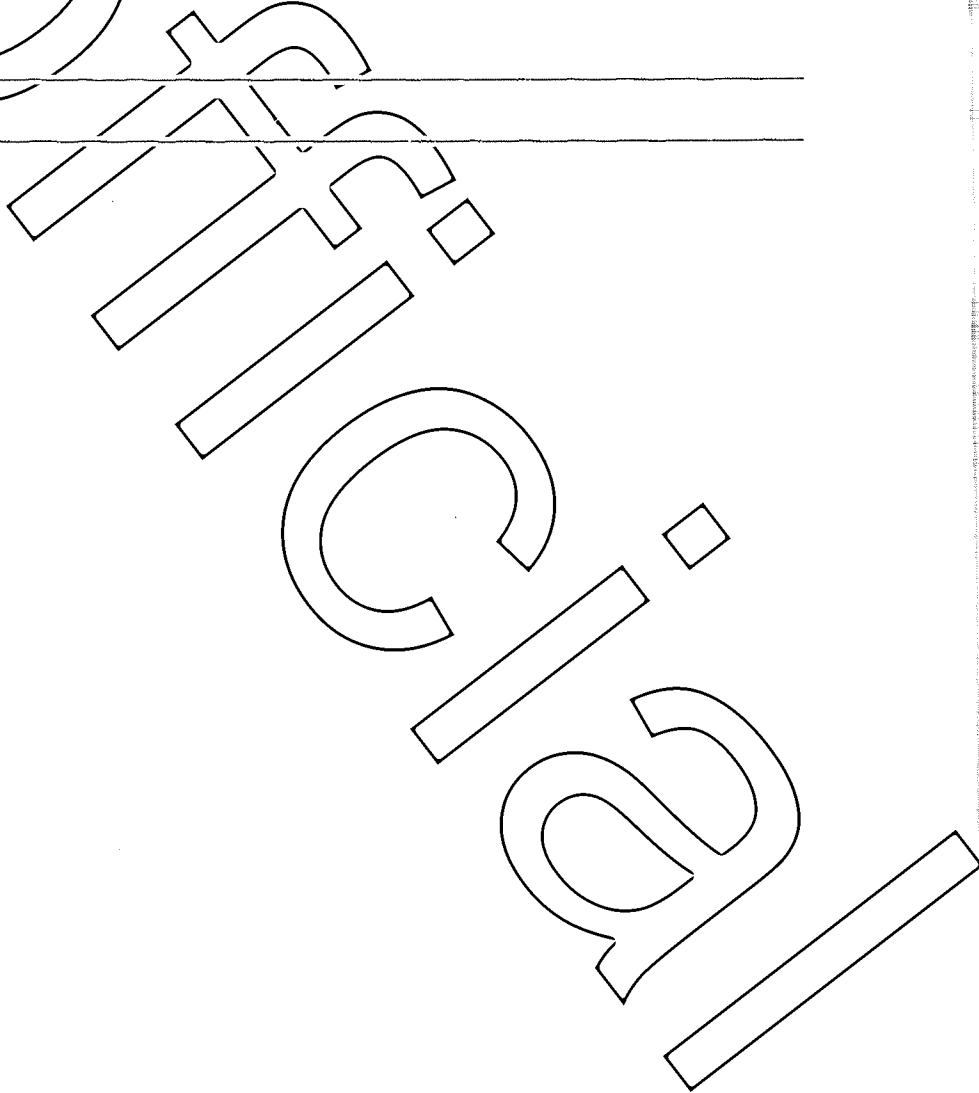
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

John J. Thurston  
John J. Thurston, Trustee

Aidan Hart  
Aidan Hart, Trustee





**DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: AFFIDAVIT OF PROPERTY VALUE

Document Date: 02/13/2025

Number of Pages (including notarial certificate): 3

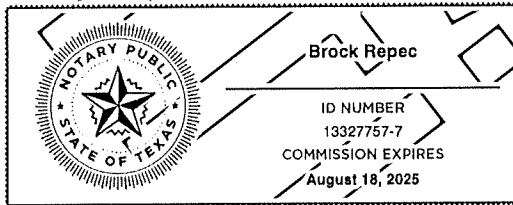
State of Texas

County of Denton

Sworn to and subscribed before me  
on 02/13/2025 by John J. Thurston.

*Brock Repec*

Electronically signed and notarized online using the Proof platform.



**DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: Affidavit of Property Value

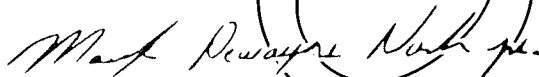
Document Date: 02/13/2025

Number of Pages (including notarial certificate): 4

State of Texas

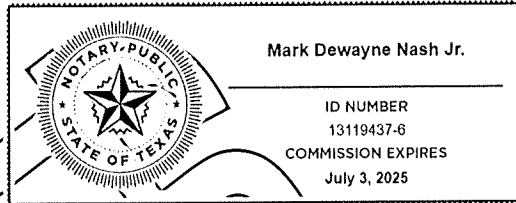
County of Ellis

Sworn to and subscribed before me on 02/13/2025 by Aidan Hart.



Mark Dewayne Nash Jr.

Notary Public, State of Texas



Electronically signed and notarized online using the Proof platform.

**EXHIBIT "A"**

Lot 143, of SADDLEBROOKE UNIT FIFTEEN, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 91 and Affidavit of Correction recorded April 21, 1995 in Docket 2099, Page 446.

EXCEPT all water oil, gas minerals and rights thereto

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