

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

JAMES B. SHAFER, TRUSTEE OF THE JAMES B. SHAFER
TRUST AND SANDRA GILMAN
18151 E VIA JARDIN
GOLD CANYON, AZ 85118



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 02/19/2025 0841
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-011766

Escrow #: 248892-046

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Rashae Slade and Arnold J. Slade Jr., wife and husband, Grantor(s),

do/does hereby convey to

James B. Shafer, Trustee of the James B. Shafer Trust, dated May 13, 2021 and Restated January 13, 2025, as to an undivided 50% interest and Sandra Gilman, a married woman as her sole and separate property as to an undivided 50% interest, Grantee(s),

the following real property situated in Pinal County, Arizona:

Lot 347, of ENTRADA DEL ORO UNIT 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 171 and Affidavit of Correction recorded as 2008-031623, of Official Records.

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.

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

Dated: February 11, 2025

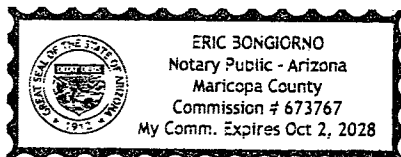
GRANTOR(S):

Rashae Slade
Rashae Slade

Arnold J. Slade Jr.
Arnold J. Slade Jr.

State of Arizona
County of Pinal

On this 13th day of February, 2025, before me personally appeared Rashae Slade and Arnold J. Slade Jr., whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



[Signature]
Notary Public
My commission expires on 10/2/2028

(Affix notary seal here)

ACCEPTANCE AS TENANTS IN COMMON

Escrow #: 248892-046

THAT certain deed dated 2/11/2025, Wherein

Rashae Slade and Arnold J. Slade Jr., wife and husband, Grantor(s),
convey to

James B. Shafer, Trustee of the James B. Shafer Trust, dated May 13, 2021 and Restated January 13, 2025,
as to an undivided 50% interest and Sandra Gilman, a married woman as her sole and separate property,
as to an undivided 50% interest, Grantee(s),

THAT each for himself or herself and jointly, but not for the other, affirm that the undersigned have offered to purchase the real property situated in Pinal County, Arizona, described as follows:

Lot 347, of ENTRADA DEL ORO UNIT 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 171 and Affidavit of Correction recorded as 2008-031623, of Official Records.

THAT each of the undersigned individually and jointly as such Grantee hereby declare that is it their intention to accept such conveyance as tenants in common, not as a community property estate, not as joint tenants with right of survivorship and not as community property with right of survivorship.

THAT by the execution and delivery of this Acceptance of Tenants in Common the undersigned intend to evidence their acceptance of said deed as tenants in common, and hereby direct and authorize this attachment to be attached to said deed, and to be recorded in the public record.

Dated: February 11, 2025

GRANTEES:

James B. Shafer Trust dated May 13, 2021 and Restated January 13, 2025

By: *James B. Shafer*
James B. Shafer, Trustee

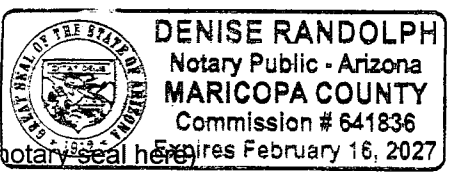
Sandra Gilman
Sandra Gilman

Date: 2/18/25

State of Arizona
County of Maricopa

On this 18th day of February, 2025, before me personally appeared James B. Shafer, Trustee of the James B. Shafer Trust, dated May 13, 2021, Restated January 13, 2025, and Sandra Gilman, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Denise Randolph
Notary Public
My commission expires on 2.16.27



TRUST CERTIFICATION

Escrow #: 248892-046

James B. Shafer, Trustee, hereby declares, ratifies and affirms, under penalty of perjury, the following statements to be true and correct:

1. The James B. Shafer Trust is currently in existence and was executed on 05/13/2021 and Amended & Reinstated on 1/13/2025.
2. The settlor of the Trust is: James B. Shafer.
3. The currently acting Trustee of the Trust and address is:
James B. Shafer
7143 E Canyon Wren Dr, Gold Canyon, AZ 85118
4. The power of the Trustee includes:
 - (a) The power to sell, convey and exchange: Yes No
 - (b) The power to borrow money and encumber the trust property with a Deed of Trust or Mortgage: Yes No
5. The Trust is Revocable Irrevocable
If Revocable, the following party is identified as having the power to revoke the trust:
(a) James B. Shafer.
6. The Trust Does Does Not have multiple Trustees.
 - (a) If the Trust has multiple Trustees, the signatures of the Trustees are required to exercise the powers of the Trust: (mark one of the following)
 ALL ANY _____
7. Pursuant to A.R.S. 33-404, the Beneficiaries (and their addresses) for the above referenced Trust are as follows: James B. Shafer, 7143 E Canyon Wren Dr, Gold Canyon, AZ 85118

The undersigned Trustee(s) declare(s) that the Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

Dated: February 11, 2025

TRUSTEE:

James B. Shafer Trust dated May 13, 2021 and Restated January 13, 2025

By:


James B. Shafer, Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-17-3860
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? _____
Please list the additional parcels below (attach list if necessary):

(1) (2) (3) (4) [1]

2. SELLER'S NAME AND ADDRESS:

Rashae Slade and Arnold J. Slade Jr.
18151 E Via Jardin
Gold Canyon, AZ 85118

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

James B. Shafer, Trustee of the James B. Shafer Trust, dated May 13, 2021, Restated January 13, 2025, as to an undivided 50% interest, and Sandra Gilman
7143 E Canyon Wren Dr
Gold Canyon, AZ 85118

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

4. ADDRESS OF PROPERTY:

18151 E Via Jardin
Gold Canyon, AZ 85118

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

James B. Shafer, Trustee of the James B. Shafer Trust, dated May 13, 2021, Restated January 13, 2025, as to an undivided 50% interest, and Sandra Gilman
18151 E Via Jardin
Gold Canyon, AZ 85118

(b) Next tax payment due 10-01-2025

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 Rashae Slade and Arnold J. Slade Jr.

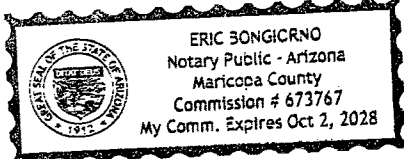
State of Arizona, County of Pinal

Subscribed and sworn to before me on this 13th day of February, 2025,

Notary Public _____

Notary Expiration Date 10/21/2028

by Rashae Slade and Arnold J. Slade Jr.



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-011766
RECORD DATE 02/19/2025

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: \$479,000.00

11. DATE OF SALE (Numeric Digits): 12/2024
Month / Year

12. DOWN PAYMENT \$0.00

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____

State of Arizona, County of Pinal

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

Notary Public _____

Notary Expiration Date _____

SIGNED IN COUNTERPART

EXHIBIT "A"
Legal Description

Lot 347, of ENTRADA DEL ORO UNIT 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 171 and Affidavit of Correction recorded as 2008-031623, of Official Records.

Entrada del Oro #1

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-17-3860
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? _____

Please list the additional parcels below (attach list if necessary):

(1) (2) (3) (4) []

2. SELLER'S NAME AND ADDRESS:

Rashae Slade and Arnold J. Slade Jr.
18151 E Via Jardin
Gold Canyon, AZ 85118

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

James B. Shafer, Trustee of the James B. Shafer Trust, dated May 13, 2021, Restated January 13, 2025, as to an undivided 50% interest, and Sandra Gilman
7143 E Canyon Wren Dr
Gold Canyon, AZ 85118

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

4. ADDRESS OF PROPERTY:

18151 E Via Jardin
Gold Canyon, AZ 85118

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

James B. Shafer, Trustee of the James B. Shafer Trust, dated May 13, 2021, Restated January 13, 2025, as to an undivided 50% interest, and Sandra Gilman
18151 E Via Jardin
Gold Canyon, AZ 85118

(b) Next tax payment due 10-01-2025

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 Arizona, County of Pinal

Subscribed and sworn to before me on the _____ day of _____, 20____.

Notary Public _____

Notary Expiration Date _____

SIGNED IN COUNTERPART

FOR RECORDER'S USE ONLY

- 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: \$479,000.00

11. DATE OF SALE (Numeric Digits): 12/2024
Month / Year

12. DOWN PAYMENT \$0.00

- 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent Sandra Gilman

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 18th day of Feb, 2025.

Notary Public Denise Randolph

Notary Expiration Date 2-16-27

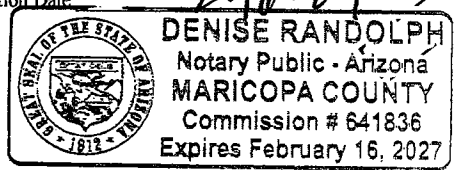


EXHIBIT "A"
Legal Description

Lot-347, of ENTRADA DEL ORO UNIT 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 171 and Affidavit of Correction recorded as 2008-031623, of Official Records.

Entrada del Oro, Arizona