



DATE/TIME: 03/10/2025 0800
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2025-017619

RECORDING REQUESTED BY:
Security Title Agency, Inc

WHEN RECORDED MAIL TO:
Bryan Trusty and Sandra Trusty
52304 Range Road 233, 64
Sherwood Park, AZ 85140-5107

Escrow No.: ST63250062-JT
APN: 109-52-372

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,

David Trumbore, an unmarried man and Daphne R Berry, an unmarried woman

does hereby convey to

Bryan Trusty and Sandra Trusty, husband and wife

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

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

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: February 20, 2025

David Trumbore

Daphne Berry
Daphne R Berry

STATE OF Arizona

COUNTY OF Pinal

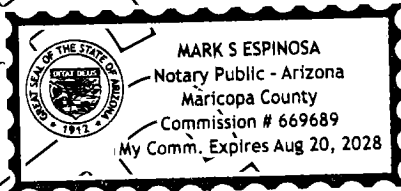
On the 27 day of February, 2025, before me, a Notary Public in and for said State, personally appeared David Trumbore.

Witness my hand and seal

[Signature]
Notary Public

My Commission Expires: 8-20-2028

(SEAL)



STATE OF Arizona

COUNTY OF Pinal

On the 27 day of February, 2025, before me, a Notary Public in and for said State, personally appeared Daphne R Berry.

Witness my hand and seal

[Signature]
Notary Public

My Commission Expires: 8-20-2028

(SEAL)

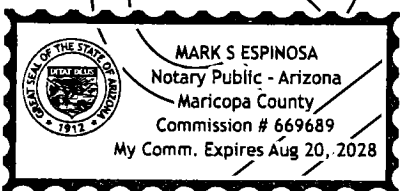


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 109-52-372

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

Lot 368, Final Plat For Shea Homes At Johnson Farms, Neighborhood 2, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 35.

Johnson Farms

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

Escrow No.: ST63250062-JT

Bryan Trusty and Sandra Trusty, husband and wife each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

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

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

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

Dated: February 20, 2025

Bryan Trusty
Bryan Trusty

Sandra Trusty
Sandra Trusty

State of ARIZONA

County of ~~PINAL~~ Maricopa

This instrument was acknowledged before me on this 7 day of March, 2025, by Bryan Trusty and Sandra Trusty.

[Signature]
Notary Public
My Commission Expires: 8.20.2028

[SEAL]

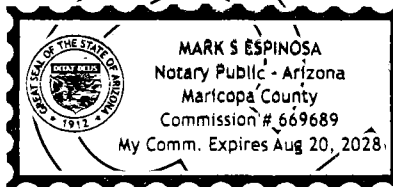


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NOFFICE

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-017619
RECORD DATE 03/10/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-52-372
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:

David Trumbore and Daphne R Berry
26942 Farm Road 2208
Shell Knob, MO 65747

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

Bryan Trusty and Sandra Trusty
52304 Range Road 233, 64
Sherwood Park

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

4. ADDRESS OF PROPERTY:

1803 E Sattoo Way
Queen Creek, AZ 85140-5107

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

Bryan Trusty and Sandra Trusty
52304 Range Road 233, 64
Sherwood Park, AZ 85140-5107

(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.

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)

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: \$ 535,000 00

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

12. DOWN PAYMENT \$ 160,500 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

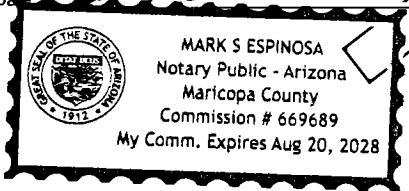
Bryan Trusty
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 7 day of March 20 25

Notary Public _____

Notary Expiration Date 6-20-2028



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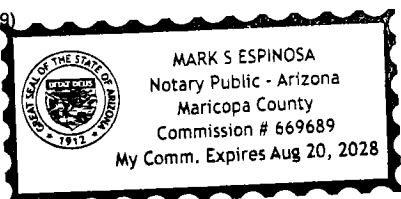
State of Arizona County of Pinal

Subscribed and sworn to before me this 27 day of Feb 20 25

Notary Public _____

Notary Expiration Date 8.20.2028

DOR FORM 82162 (02/2019)



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Signed in counterpart

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