

ROC Title Agency, LLC

RECORDING REQUESTED BY:
ROC Title Agency, LLC

WHEN RECORDED MAIL TO:
Timothy Redfield
4725 West Orange Avenue
Coolidge, AZ 85128

FILE NO.: SD-250067-JB



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/19/2025 1124

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2025-020552

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

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

Cody Paul Gray, an unmarried man

do/does hereby convey to

Timothy Redfield, an unmarried man

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

LOT 35, OF MARTIN VALLEY UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 102 AND CERTIFICATES OF CORRECTION RECORDED IN FEE NO. 2007-047144 AND FEE NO. 2007-050034;

EXCEPTING THEREFROM THE MINERALS AND SUBSTANCES, AND THE ASSOCIATED RIGHTS THERETO, DESCRIBED AND CONVEYED IN THAT CERTAIN INSTRUMENT RECORDED AT FEE NO. 2020-010094, WHEREIN SAID MINERALS AND SUBSTANCES WERE CONVEYED TO DRH ENERGY, INC., A COLORADO CORPORATION.;

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.

SEE PAGE 2 FOR SIGNATURE AND NOTARY ACKNOWLEDGEMENT

PAGE 2

ESCROW NO. SD-250067-JB

Dated March 13, 2025

Cody Paul Gray

State of Arizona

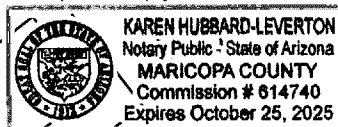
County of Maricopa

) ss

This instrument was acknowledged before me this 13 day of March, 20 25
by **Cody Paul Gray**

Karen Hubbard-Leverson
Notary Public

My commission expires: 10/25/25



AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: **509-57-1350**
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:****Cody Paul Gray**
4725 West Orange Avenue
Coolidge, AZ 85128**3. (a) BUYER'S NAME AND ADDRESS:****Timothy Redfield**
415 East Saguaro Drive
Florence, AZ 85132(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship: _____**4. ADDRESS OF PROPERTY:****4725 West Orange Avenue**
Coolidge, AZ 85128**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)****Timothy Redfield**
4725 West Orange Avenue
Coolidge, AZ 85128(b) Next tax payment due **10/2025****6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> Apartment Building | |

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.

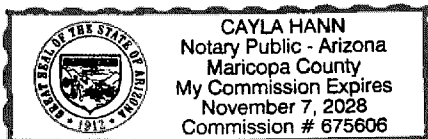
See reverse side for definition of a "primary residence, secondary residence" and "family member."**8. If you checked e or f in Item 6 above, indicate the number of units:**

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

Signature of Seller / Agent

State of **Arizona**, County of **maricopa**Subscribed and sworn to before me on this **19** day of **3**, 20**25**

Notary Public

Notary Expiration Date **11/7/28****FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION **PINAL**
FEE NO **2025-020552**
RECORD DATE **03/19/2025****9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: _____ |

10. SALE PRICE: \$ **306,000.00****11. DATE OF SALE (Numeric Digits)** **02/2025**
Month / Year**12. DOWN PAYMENT** \$ **5,543.00****13. METHOD OF FINANCING:**

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from Financial Institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| | (3) <input checked="" type="checkbox"/> FHA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> 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):**ROC Title Agency, LLC - Scottsdale****7975 North Hayden Road #D100****Scottsdale, AZ 85258**Phone: **(480) 321-8131****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 **maricopa**Subscribed and sworn to before me on this **19** day of **3**, 20**25**

Notary Public

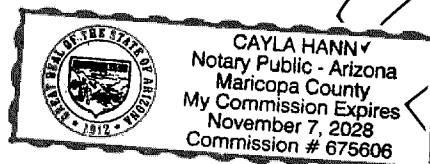
Notary Expiration Date **11/7/28**

EXHIBIT "A"
Legal Description

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