



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/21/2025 1317
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2025-021494

Recorded at the Request of:
WFG National Title Insurance Company

When Recorded, Mail To:
Paul James Watson and Mindi Mae Watson
1030 W Beech Tree Ave
San Tan Valley, AZ 85140

Order No.: 25-118123

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

**Mark C. Minium and Pamela K. Minium, Co-Trustees of the Mark and Pamela Minium Living Trust
u/t/a dated July 23, 2008**

do/does hereby convey to

Paul James Watson and Mindi Mae Watson, husband and wife,

the following real property located in Pinal County, Arizona:

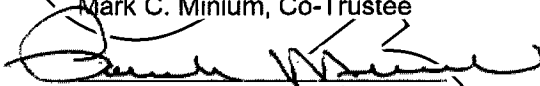
See legal description "Exhibit A" attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

Dated this 11 day of March, 2025

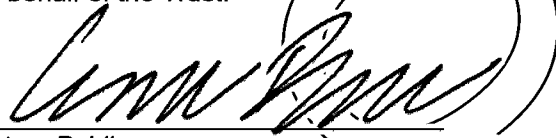
Mark C. Minium and Pamela K. Minium, Co-Trustees of the Mark and Pamela Minium Living Trust u/t/a dated July 23, 2008

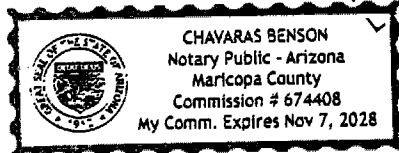

Mark C. Minium, Co-Trustee


Pamela Minium, Co-Trustee

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me this 11 day of March, 2025 by Mark C. Minium and Pamela K. Minium, Co-Trustees of the Mark and Pamela Minium Living Trust u/t/a dated July 23, 2008, on behalf of the Trust.


Notary Public
My Commission Expires: 11.07.2028



11-03-25

BENEFICIARY TRUST DISCLOSURE

Pursuant to A.R.S. 33-404, the names and addresses of the Beneficiaries of the Trust are:

Name: ~~Mark~~ + Pamela Minium

Address: 218 S. 186th St Burien WA 98148

Name: Mark Minium

Address: 218 S. 186th St Burien WA 98148

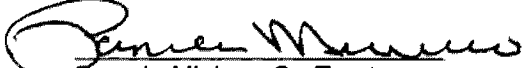
Name:

Address:

TRUSTEE:

Mark C. Minium and Pamela K. Minium, Co-Trustees of the Mark and Pamela Minium Living Trust u/t/a dated July 23, 2008


Mark C. Minium, Co-Trustee


Pamela Minium, Co-Trustee

MARK C. MINIMUM

EXHIBIT "A"
Legal Description

LOT 952, OF LAREDO RANCH UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET G, SLIDE 33.

APN: 109-27-9530

WORLDWIDE



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Escrow No.: 25-118123

Paul James Watson and Mindi Mae Watson 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, dated March 11, 2025, and executed by Mark C. Minium and Pamela K. Minium, Co-Trustees of the Mark and Pamela Minium Living Trust u/t/a dated July 23, 2008, as Grantors, to Paul James Watson and Mindi Mae Watson, husband and wife,, as Grantees, covering property described as follows:

See Exhibit A attached hereto and made a part hereof

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

Dated this 20 day of March, 2025.

Grantees:

[Signature]
Paul James Watson

[Signature]
Mindi Mae Watson

STATE OF ARIZONA
COUNTY OF ~~MARICOPA~~ **PIINAL**

This instrument was acknowledged before me this 20 day of March, 2025 by Paul James Watson and Mindi Mae Watson.

[Signature]
Notary Public

My Commission Expires: FEB 21, 2027

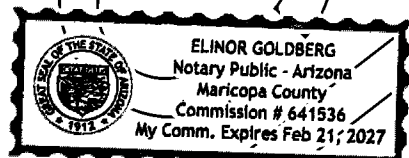


EXHIBIT "A"
Attached to Acceptance

LOT 952, OF LAREDO RANCH UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET G, SLIDE 33.

APN: 109-27-9530

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-27-9530
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. SELLERS NAME & ADDRESS:

Mark C. Minium and Pamela K. Minium, Co-Trustees of the Mark and Pamela Minium Living Trust u/t/a dated July 23, 2008

4931 E. Amarillo Dr
San Tan Valley, Az 85140

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

Paul James Watson and Mindi Mae Watson
4931 E Amarillo Drive
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

4931 E Amarillo Drive
San Tan Valley, AZ 85140

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

Paul James Watson and Mindi Mae Watson
4931 E Amarillo Drive
San Tan Valley, AZ 85140

(b) Next tax payment due Oct. 2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box[Enter Data]

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Bldg.
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile Home or Manufactured Home Affixed Not Affixed
- i. Other Specify: _____

7. RESIDENTIAL BUYERS 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" or "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.

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

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 Counter Part
 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 2025-021494
 RECORD DATE 03/21/2025

10. SALE PRICE: \$409,000.00

11. DATE OF SALE (Numeric Digits): 03/2025
 Month / Year

12. DOWN PAYMENT \$ 90,000 **00**

13. METHOD OF FINANCING: [Enter Data]

- 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 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):

SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

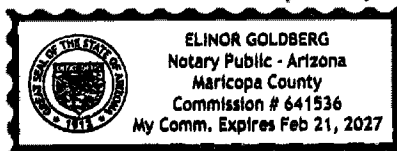
[Signature]
 Signature of Buyer/Agent

State of ARIZONA, County of PINAL

Subscribed and sworn to before me on this 20 day of 03 2025

Notary Public [Signature]

Notary Expiration Date Feb 21, 2027



AFFIDAVIT OF PROPERTY VALUE

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San Tan Valley, AZ 85140

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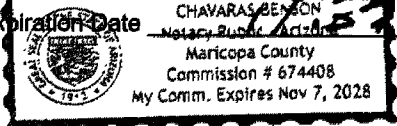
Mark C. Minium
Signature of Seller/Agent

State of AZ, County of PINAL

Subscribed and sworn to before me on this 11 day of Nov 2025

Notary Public [Signature]

Notary Expiration Date 07.2028



FOR RECORDER'S USE ONLY

10. SALE PRICE: \$409,000.00

11. DATE OF SALE (Numeric Digits): 03/2025
Month / Year

12. DOWN PAYMENT \$ 90,000 **00**

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- a. Cash (100% of Sale Price)
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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signed in Counter Part
Signature of Buyer/Agent

State of _____, County of _____

Subscribed and sworn to before me on this ___ day of ___ 20__

Notary Public _____

Notary Expiration Date _____

EXHIBIT "A"
LEGAL DESCRIPTION TO AFFIDAVIT OF PROPERTY VALUE

LOT 952, OF LAREDO RANCH UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET G, SLIDE 33.

UNOFFICIAL