



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/29/2025 1112
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2025-033971

RECORDING REQUESTED BY:
First American Title Insurance Company
AND WHEN RECORDED MAIL TO:
Michael G. Fort and Lisa A. Fort
PO Box 2134
Battle Ground, WA 98604

ESCROW NO.: 700-011326-ML
700-011326-ML

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Robert H. Page and Loretta D. Page, husband and wife, as community property with right of survivorship

do/does hereby convey to

Michael G. Fort Lisa A. Fort, husband and wife, as community property with right of survivorship

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

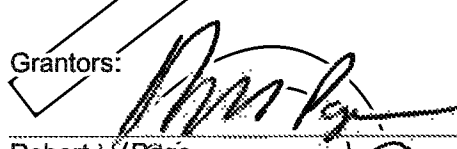
See Exhibit "A" attached hereto and made a part hereof.

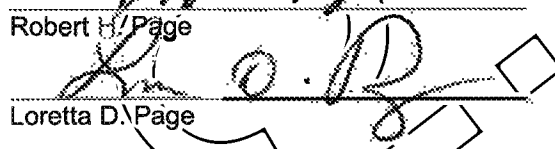
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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

Dated: April 22, 2025

Grantors:


Robert H. Page


Loretta D. Page

Escrow No.: 700-011326-ML

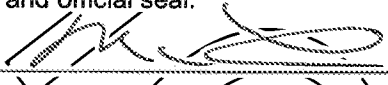
State of Arizona)ss:
County of Pima

On this 21 day of April, 2020 before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared

Robert H. Page and Loretta D. Page
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.

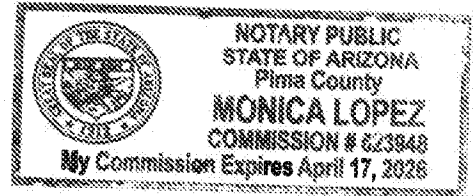
FOR NOTARY SEAL OR STAMP

Notary Public: _____



My Commission Expires: _____

4-17-2026



OFFICIALS

ESCROW NO.: 700-011326-ML
700-011326-ML

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

Michael G. Fort Lisa A. Fort, husband and wife, 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 April 22, 2025, and executed by Robert H. Page and Loretta D. Page, husband and wife, as community property with right of survivorship as Grantors, to Michael G. Fort Lisa A. Fort, husband and wife, as community property with right of survivorship as Grantees, and which conveys certain premises described as:

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

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: April 23, 2025

Grantee(s):

Michael G Fort

Michael G. Fort

LISA A Fort

Lisa A. Fort

State of Texas }ss:
County of Brazoria

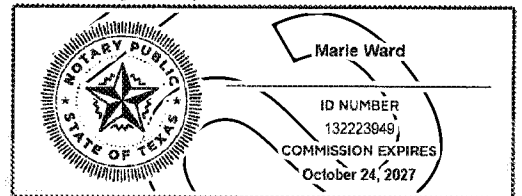
On this 28th day of April, 2025 before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Michael G. Fort and Lisa A. Fort 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: Marie Ward

My Commission Expires: 10/24/2027

FOR NOTARY SEAL OR STAMP



Electronically signed and notarized online using the Proof platform.

Exhibit "A"

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

Lot 6, of SADDLEBROOKE RANCH UNIT TEN, according to plat recorded at Fee No. 2018-009133, of Official Records of Pinal County, Arizona.

HOFFS

Legal Description

700-011326/37

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 305-15-23409

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
Robert H. Page and Loretta D. Page
59992 E. Wren Circle
Oracle, AZ 85623

3. (a) BUYER'S NAME AND ADDRESS:
Michael G. Fort and Lisa A. Fort
PO Box 2134
Battle Ground, WA 98604

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

4. ADDRESS OF PROPERTY:
59830 E. Jacaranda Place
Oracle, AZ 85623

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Michael G. Fort and Lisa A. Fort
PO Box 2134
Battle Ground, WA 98604

(b) Next tax payment due: October 1, 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, e, f, g, h, i 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 Homes, etc. _____

THE UNDERSIGNED BEING DULY SWORN, ON OATH, DEPOSES 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 AZ, County of Pima
 Subscribed and sworn to before me on this 29 day of April, 2025
 Notary Public _____
 Notary Expiration Date 4-17-2026

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: \$ 499950 00

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

12. DOWN PAYMENT \$ 499950 00

13. METHOD OF FINANCING:

a. <input checked="" type="checkbox"/> Cash (100% of Sale Price)	e. <input type="checkbox"/> New loan(s) from financial institution: (1) <input type="checkbox"/> Conventional (2) <input type="checkbox"/> VA (3) <input type="checkbox"/> FHA
b. <input type="checkbox"/> Barter or trade	f. <input type="checkbox"/> Other financing: Specify: _____
c. <input type="checkbox"/> Assumption of existing loan(s)	
d. <input type="checkbox"/> Seller loan (Carryback)	

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):
First American Title Insurance Company
8500 N. Oracle Road, Suite 100
Tucson, AZ 85704

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____, 20____
 Notary Public _____
 Notary Expiration Date _____

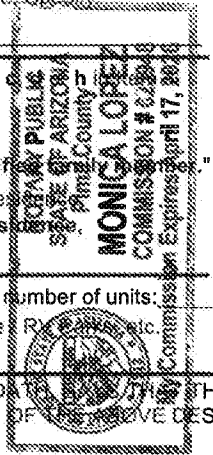


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