



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 04/30/2025 0840  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2025-034437

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
The Elizabeth and Fred Steinberg Trust  
4845 South Strike-It-Rich Drive  
Gold Canyon, AZ 85118

1/2

## WARRANTY DEED

File No. 240-6351661 (ckm)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Wilson B. Nickels Jr., as Trustee of the Nickels Living Trust, dated July 18, 2000,** the GRANTOR does hereby convey to

**Fred Arthur Steinberg and Elizabeth Anne Steinberg, Trustees, or their successors in interest of The Elizabeth and Fred Steinberg Trust, dated June 20, 2024, and any amendments thereto,** the GRANTEE

the following described real property situated in Pinal County, Arizona:

Lot 55, of GOLD CANYON EAST, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet A, Slide 196.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

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

File No.: 240-6351661 (ckm)  
A.P.N.: 104-74-0550 9

Warranty Deed - continued

DATED: April 25, 2025

Wilson B. Nickels Jr., as Trustee of the Nickels  
Living Trust, dated July 18, 2000

*Wilson B. Nickels Jr. Trustee*  
Wilson B. Nickels Jr., Trustee

STATE OF <sup>KN</sup> ~~AZ~~ Michigan )  
County of *Genesee* )ss.

On *April 28<sup>th</sup>*, 2025, before me, the undersigned Notary Public, personally appeared **Wilson B. Nickels Jr., as Trustee of The Nickels Living Trust**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: *8/6/2030*

*Kris Hasenfratz*  
Notary Public *Kris Hasenfratz*

KRIS HASENFRATZ  
Notary Public, State of Michigan  
County of Genesee  
My Commission Expires Aug. 06, 2030  
Acting in the County of *Genesee*

*CRIS*

File No.: 240-6351661 (ckm)  
A.P.N.: 104-74-0550 9

Warranty Deed - continued

BENEFICIARY DISCLOSURE

April 25, 2025

First American Title Insurance Company  
6877 South Kings Ranch Road, Ste 5  
Gold Canyon, AZ 85118

RE: Escrow No. 240-6351661

The undersigned, being the Trustee(s) of the The Nickels Living Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Wilson B. Nickels Jr. Trustee

ADDRESS: 440 N Fenway, Fenton, MI 48430

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

The Nickels Living Trust

Wilson B. Nickels Jr. Trustee  
Wilson B. Nickels Jr., Trustee

File No.: 240-6351661 (ckm)  
A.P.N.: 104-74-0550 9

Warranty Deed - continued

BENEFICIARY DISCLOSURE

April 25, 2025

First American Title Insurance Company  
6877 South Kings Ranch Road, Ste 5  
Gold Canyon, AZ 85118

RE: Escrow No. 240-6351661

The undersigned, being the Trustee(s) of the The Elizabeth and Fred Steinberg Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Fred Arthur Steinberg, Elizabeth Anne Steinberg

ADDRESS: 4845 S. Strike It Rich Dr. Gold Canyon, AZ 85118

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

The Elizabeth and Fred Steinberg Trust

Fred Arthur Steinberg  
Fred Arthur Steinberg, Trustee

Elizabeth Anne Steinberg  
Elizabeth Anne Steinberg, Trustee

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-74-0550 9  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

The Nickels Living Trust  
440 N. Fenway # 1  
Stanton MI 48850

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

The Elizabeth and Fred Steinberg Trust  
4845 South Strike-It-Rich Drive  
Gold Canyon, AZ 85118

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

4845 South Strike-It-Rich Drive  
Gold Canyon, AZ 85118

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

The Elizabeth and Fred Steinberg Trust  
4845 South Strike-It-Rich Drive  
Gold Canyon, AZ 85118

(b) Next tax payment due 10/2025

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.  Agriculture
- 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.

William B. Nickels Jr. Trustee  
Signature of Seller / Agent  
State of Michigan, County of Genesee  
Subscribed and sworn to before me on this 28<sup>th</sup> day of April 20 25  
Notary Public [Signature]  
Notary Expiration Date 8/6/2030

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2025-034437  
RECORD DATE 04/30/2025

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: \$784,000.00 00

11. DATE OF SALE (Numeric 04/30 / 2025  
Digits): Month/Year

12. DOWN PAYMENT \$ 196,000 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: \$0.00 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):

The Elizabeth and Fred Steinberg Trust  
4845 South Strike-It-Rich Drive  
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached

Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

KRIS HASENFRATZ  
Notary Public, State of Michigan  
County of Genesee  
My Commission Expires Aug. 06, 2030  
Acting in the County of Genesee

**AFFIDAVIT OF PROPERTY VALUE**

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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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

The Nickels Living Trust  
440 N. Genway #7  
Scottsdale, AZ 85250

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

The Elizabeth and Fred Steinberg Trust  
 4845 South Strike-It-Rich Drive  
 Gold Canyon, AZ 85118

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

4. ADDRESS OF PROPERTY:

4845 South Strike-It-Rich Drive  
Gold Canyon, AZ 85118

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

The Elizabeth and Fred Steinberg Trust  
 4845 South Strike-It-Rich Drive  
 Gold Canyon, AZ 85118

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- e.  Apartment Building
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- g.  Agriculture
- h.  Mobile or manufactured Home  
 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

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See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 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 \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

DOR FORM 82162 (04/2014)

**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: \_\_\_\_\_

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 Month/Year

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- d.  Seller Loan (Carryback)
- e.  New loan(s) from Financial institution:  
 (1)  Conventional  
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 (3)  FHA  
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\$0.00 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:

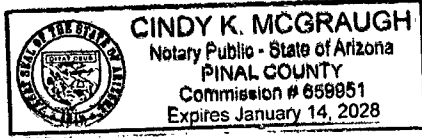
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- If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

The Elizabeth and Fred Steinberg Trust  
 4845 South Strike-It-Rich Drive  
 Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):  
 See Attached

Fred Withers Steinberg  
 Signature of Buyer / Agent  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 29 day of April 2025  
 Notary Public Cindy K McGraugh  
 Notary Expiration Date 1/14/2028



**EXHIBIT 'A'**

File No.: **240-6351661 (ckm)**

Property: **4845 South Strike-It-Rich Drive, Gold Canyon, AZ 85118**

**Lot 55, of GOLD CANYON EAST, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet A, Slide 196.**

**A.P.N. 104-74-0550 9**

Office of the County Recorder