



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

Recording requested by:  
DHI TITLE AGENCY

DATE/TIME: 05/05/2025 1132

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-035863

When Recorded Return To:  
**Rocky V. Hart and Karen E. Hart**  
30727 S. Blue Granite Lane  
Oracle, AZ 85623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 200-251000072

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

**Mark Decarufel and Vickie L. Strand, husband and wife**

do/does hereby convey to

**Rocky V. Hart and Karen E. Hart, husband and wife**

the following real property situated in Pinal County, Arizona:

Lot 48, of SADDLEBROOKE RANCH UNIT 18B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in 2020-133456

EXCEPT ALL OIL, GAS OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT RECORDED IN DOCKET 56, PAGE 40.

Subject to existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record. And the Grantor warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated: 4/30/25

Mark Decarufel  
Mark Decarufel

Vickie L. Strand  
Vickie L. Strand

**WARRANTY DEED**  
(Continued)

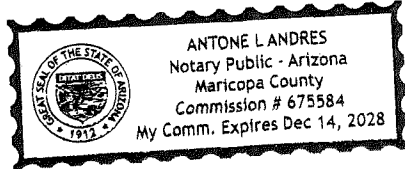
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this 30<sup>th</sup> day of APRIL, 2025, by Mark Decarufel and Vickie L. Strand.

[Signature]  
Notary Public, State of Arizona  
My Commission Expires: 12-14-2028

(SEAL)



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ESCROW NO.: 200-251000072

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

**Rocky V. Hart and Karen E. Hart, husband and wife** 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 executed by **Mark Decarufel and Vickie L. Strand, husband and wife** as Grantors to **Rocky V. Hart and Karen E. Hart, husband and wife** as Grantees, and which conveys certain premises described as:

Lot 48, of SADDLEBROOKE RANCH UNIT 18B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in 2020-133456

EXCEPT ALL OIL, GAS OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT RECORDED IN DOCKET 56, PAGE 40.

to the Grantees named therein, not as Tenants in Common, not 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: May 02, 2025

Grantee(s):

[Signature]  
Rocky V. Hart

[Signature]  
Karen E. Hart

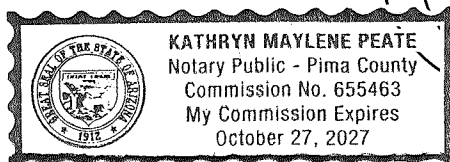
STATE OF ARIZONA

COUNTY OF MARICOPA *Pinal MAP*

The foregoing instrument was acknowledged before me on this 2nd day of May, 2025 by Rocky V. Hart and Karen E. Hart.

[Signature]  
Notary Public, State of Arizona  
My Commission Expires: 10/27/2027

(SEAL)



Acceptance of Community Property with Right of Survivorship

200-251000072

**AFFIDAVIT OF PROPERTY VALUE**

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 305-15-7510  
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) \_\_\_\_\_

COUNTY OF RECORDATION PINAL  
FEE NO 2025-035863  
RECORD DATE 05/05/2025

2. SELLER'S NAME AND ADDRESS  
Mark Decarufel and Vickie L. Strand  
30727 S. Blue Granite Lane  
Oracle, AZ 85623

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
a.  Warranty Deed d.  Contract or Agreement  
b.  Special Warranty Deed e.  Quit Claim Deed  
c.  Joint Tenancy Deed f.  Other:

3. (a) BUYER'S NAME AND ADDRESS:  
Rocky V. Hart and Karen E. Hart  
30866 S. Canyon Vista Way  
Oracle, AZ 85623

10. SALE PRICE: \$ 860000 00  
11. DATE OF SALE (Numeric Digits): / /  
Month / Year

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

12. DOWN PAYMENT \$ 200000 00

4. ADDRESS OF PROPERTY:  
30727 S. Blue Granite Lane  
Oracle, AZ 85623

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
b.  Barter or trade (1)  Conventional  
c.  Assumption of existing loan(s) (2)  VA  
(3)  FHA  
d.  Seller loan (Carryback) f.  Other financing; Specify:

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Rocky V. Hart and Karen E. Hart  
30727 S. Blue Granite Lane  
Oracle, AZ 85623  
(b) Next tax payment due: October 1, 2025

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:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
a.  Vacant Land f.  Commercial or Industrial Use  
b.  Single Family Residence g.  Agricultural  
c.  Condo or Townhouse h.  Mobile or Manufactured Home  
 Affixed -  Not Affixed  
d.  2-4 Plex i.  Other Use; Specify:  
e.  Apartment Building

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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."

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:

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.

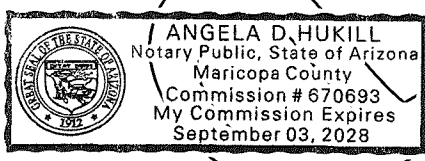
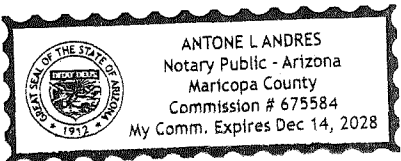
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
DHI Title Agency  
7025 W. Bell Rd., #2  
Glendale, AZ 85308  
(623)878-8600

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 Arizona, County of Pinal MARICOPA  
Subscribed and sworn to before me on this 30th day of April, 2025  
Notary Public  
Notary Expiration Date 12-14-2028

Signature of Buyer / Agent  
State of Arizona, County of Pinal MARICOPA  
Subscribed and sworn to before me on this 5th day of April, 2025  
Notary Public  
Notary Expiration Date 9/3/28

DOR FORM 82162 (02/2019)



**EXHIBIT "A"**

Lot 48, of SADDLEBROOKE RANCH UNIT 18B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in 2020-133456

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT RECORDED IN DOCKET 56, PAGE 40.

SADDLEBROOKE RANCH