

RECORDED ELECTRONICALLY  
BY SECURITY-TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

RECORDING REQUESTED BY:  
Security Title Agency, Inc

DATE/TIME: 05/28/2025 1122  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2025-042986

WHEN RECORDED MAIL TO:  
James Wilson and April Wilson  
880 W Moon Shadow Dr  
Casa Grande, AZ 85122-7889

Escrow No.: ST76250406S  
APN: 504-57-054

Space above this line for Recorder's Use

### WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

**Beth Stefansen, Successor Trustee of The Richard A and Barbara J Bradley Trust, dated October 27, 1999**  
does hereby convey to

**James Wilson and April Wilson, husband and wife**

the following real property situated in County of Pinal, 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, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

**WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 21, 2025

The Richard A and Barbara J Bradley Trust, dated October 27, 1999

BY: Beth Stefansen - successor trustee  
Beth Stefansen  
successor trustee

STATE OF Wyoming

COUNTY OF Natrona

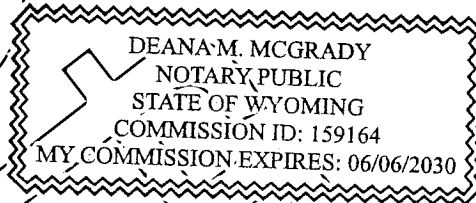
On the 21st day of May, 2025, before me, a Notary Public in and for said State, personally appeared Beth Stefansen, successor trustee, of the The Richard A and Barbara J Bradley Trust, dated October 27, 1999.

Witness my hand and seal

DM

Notary Public Deana M. McGrady

My Commission Expires: 06/06/2030



(SEAL)

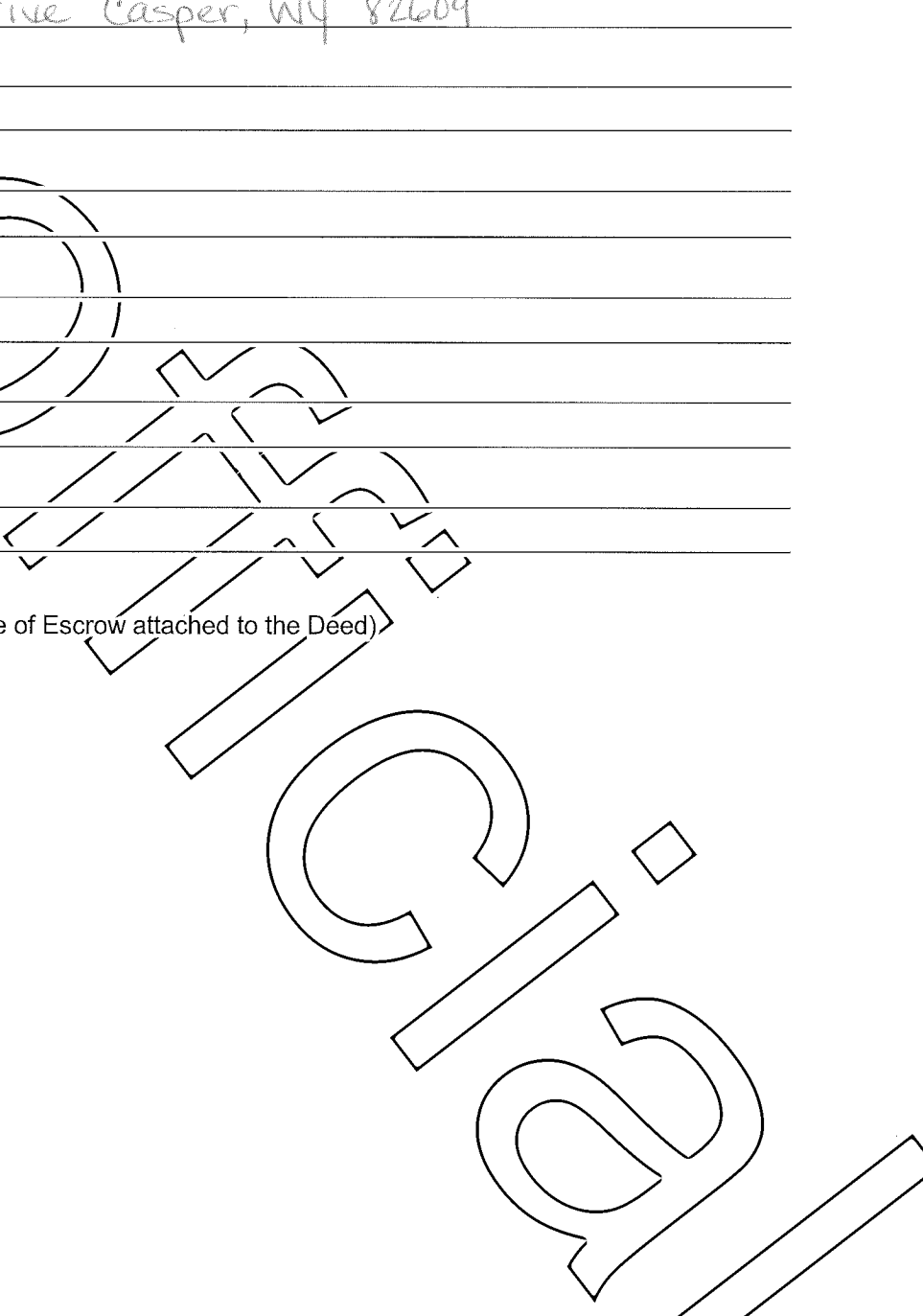
**TRUST DECLARATION  
(Disclosure of Beneficiaries)**

Date: May 21, 2025  
Escrow No.: ST76250406S

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated (October 27, 1999) are as follows:

- Name: Beth Stefansen
- Address: 1511 Miracle Drive Casper, WY 82609
- Name: \_\_\_\_\_
- Address: \_\_\_\_\_
- Name: \_\_\_\_\_
- Address: \_\_\_\_\_
- Name: \_\_\_\_\_
- Address: \_\_\_\_\_
- Name: \_\_\_\_\_
- Address: \_\_\_\_\_
- Name: \_\_\_\_\_
- Address: \_\_\_\_\_

(This document will be recorded at the Close of Escrow attached to the Deed)



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **504-57-054**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 54, of Desert Sky Ranch, Unit III, Phase II, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D of Maps, Slide 43.

NOFFICE

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

**Escrow No.:** ST76250406S

James Wilson and April Wilson, husband and wife each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

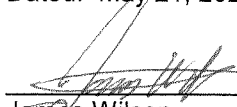
SEE-EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 21, 2025

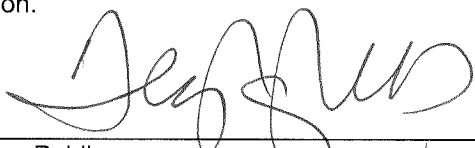
  
James Wilson

  
April Wilson

State of ARIZONA

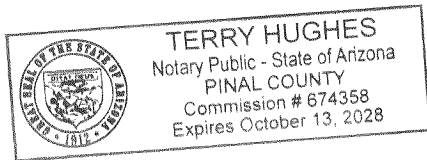
County of PINAL

This instrument was acknowledged before me on this 27<sup>th</sup> day of May, 2025, by James Wilson and April Wilson.

  
Notary Public

My Commission Expires: 10/13/2028

[SEAL]



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 504-57-054

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CONFIDENTIAL

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-57-054  
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:

The Richard A and Barbara J Bradley Trust, dated October 27, 1999

1511 Miracle Dr  
Casper, WY 82609

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

James Wilson and April Wilson

450 W Sunwest Drive #17

Casa Grande, AZ 85122

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

880 W Moon Shadow Dr

Casa Grande, AZ 85122-7889

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

James Wilson and April Wilson

880 W Moon Shadow Dr

Casa Grande, AZ 85122-7889

(b) Next tax payment due 10/1/2025

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
- d.  2-4 Plex i.  Other Use, Specify: \_\_\_\_\_
- e.  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.

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 \_\_\_\_\_

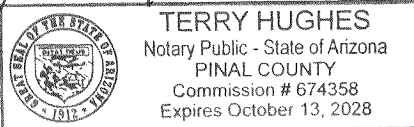
State of AZ, County of Pinal

Subscribed and sworn to before me this 27th day of MAY, 2025

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

Notary Expiration Date 10/13/2028

DOR FORM 82162 (02/2019)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2025-042986  
RECORD DATE 05/28/2025

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:

10. SALE PRICE: \$ 264,900 00

11. DATE OF SALE (Numeric Digits): 05 / 2025  
Month / Year

12. DOWN PAYMENT \$ 99,901 00

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
- d.  Seller Loan (Carryback) (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 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):

Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):  
SEE ATTACHED LEGAL DESCRIPTION

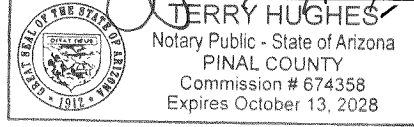
Signature of Buyer / Agent \_\_\_\_\_

State of AZ, County of Pinal

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

Notary Expiration Date 10/13/2028



**LEGAL DESCRIPTION**

**For APN/Parcel ID(s): 504-57-054**

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WORLDWIDE