



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 05/30/2025 0902

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-043868

RECORDING REQUESTED BY:

Agave Title Agency

AND WHEN RECORDED MAIL TO:

Steven W. Tomlinson and Jennifer L. Ezzell, as Trustees of
The STJE Revocable Living Trust dated, November 30, 2017
37451 S. Stoney Cliff Dr.
Saddlebrooke, AZ 85739

ESCROW NO.: **A25-11268**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Dina Lattin and Gregory Lattin, as Co-Trustees of The Saiz Family Revocable Trust, dated July 10, 1998 and as amended January 28, 2016

do/does hereby convey to

Steven W. Tomlinson and Jennifer L. Ezzell, as Trustees of The STJE Revocable Living Trust dated, November 30, 2017

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

Lot 13, of SADDLEBROOKE UNIT NINETEEN (AMENDED), a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 108.

EXCEPTING all minerals and all uranium, thorium, or other materials which are or may be determined to be peculiarly essential to the production of fissionable materials, as reserved in the Patent recorded in Docket 56, Page 40; and

EXCEPTING all water, oil, gas minerals and rights thereto.

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: May 12, 2025

GRANTOR(S):

Dina Lattin and Gregory Lattin, as Co-Trustees of The Saiz Family Revocable Trust, dated July 10, 1998 and as amended January 28, 2016

BY: Dina Lattin
Dina Lattin
Co-Trustee

BY: Gregory Lattin
Gregory Lattin
Co-Trustee

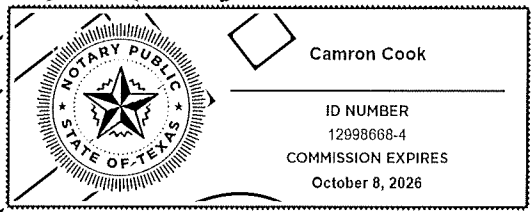
State of Texas))ss:
County of Kerr

On this 23rd day of May, 2025 before me, the Undersigned Notary Public in and for said County and State, personally appeared Dina Lattin and Gregory Lattin, as Co-Trustees of The Saiz Family Revocable Trust, dated July 10, 1998 and as amended January 28, 2016, 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.

[Signature]
Notary Public (signature)

My Commission Expires: 10/08/2026

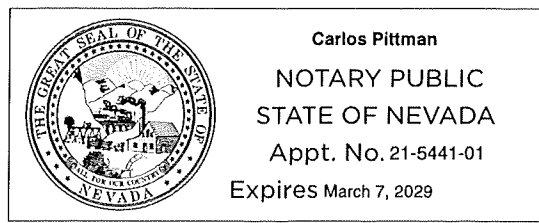
FOR NOTARY SEAL OR STAMP



Electronically signed and notarized online using the Proof platform.

State of Nevada
County of Clark

This instrument was acknowledged before me on 05/23/2025 by Gregory James Lattin.



[Signature]
Carlos Pittman
Notary Public, State of Nevada

Notarized remotely using audio-video communication technology via Proof.

TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE

Escrow No. A25-11268

The undersigned, being the Trustee(s) of the

Dina Lattin and Gregory Lattin, as Co-Trustees of The Saiz Family Revocable Trust, dated July 10, 1998 and as ,
amended January 28, 2016

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 pursuant to ARS
33-404, are as follows:

NAME: Dina Lattin and Gregory Lattin

ADDRESS: 32 Cabernet Ct., Lafayette, Ca 94549

NAME: _____

ADDRESS: _____

NAME: _____

ADDRESS: _____

Dina Lattin

Dina Lattin,
Co-Trustee

Gregory Lattin

Gregory Lattin,
Co-Trustee

TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE

Escrow No. A25-11268

The undersigned, being the Trustee(s) of the

Steven W. Tomlinson and Jennifer L. Ezzell, as Trustees of The STJE Revocable Living Trust dated, November , 30, 2017

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 pursuant to ARS 33-404, are as follows:

NAME: Steven W. Tomlinson and Jennifer L. Ezzell

ADDRESS: 18701 E. Mazatzal Circle Rio Verde, AZ 85263

NAME: _____

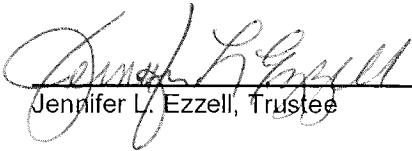
ADDRESS: _____

NAME: _____

ADDRESS: _____



Steven W. Tomlinson, Trustee



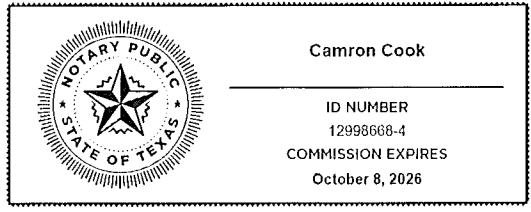
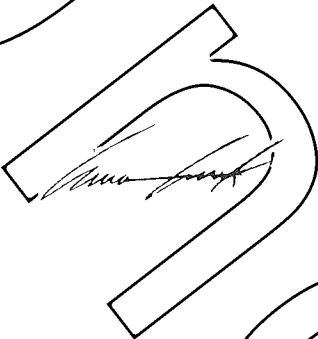
Jennifer L. Ezzell, Trustee

Notary Expiration Date _____
DOR FORM 82162 (02/2019)

Notary Expiration Date 11/26/2025

State of Texas
County of Kerr


Sworn to and subscribed before me
on 05/23/2025 by Dina Marie Lattin.



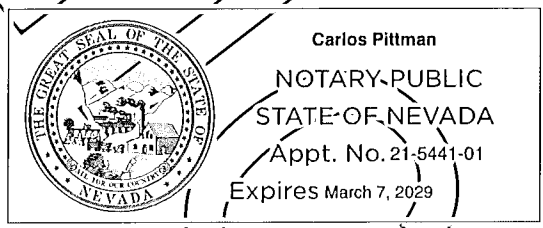
Electronically signed and notarized online using the Proof platform.

State of Nevada
County of Clark

This instrument was acknowledged before me on 05/23/2025 by Gregory James Lattin.



Carlos Pittman
Notary Public, State of Nevada



Notarized remotely using audio-video communication technology via Proof.

EXHIBIT "A"

Lot 13, of SADDLEBROOKE UNIT NINETEEN (AMENDED), a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 108.

EXCEPTING all minerals and all uranium, thorium, or other materials which are or may be determined to be peculiarly essential to the production of fissionable materials, as reserved in the Patent recorded in Docket 56, Page 40; and

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WORLDWIDE