



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

Recorded at the request of *Clear Title Agency of Arizona*

DATE/TIME: 05/30/2025 1300  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2025-044115

**AND WHEN RECORDED MAIL TO:**  
Scott Needham and Carla Needham  
4362 Ed E.9 NE  
Moses Lake, WA 98837

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 75250155-tg

## WARRANTY DEED

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

**Charles L. and Lucinda V. Dragoo, Trustees of The Dragoo Family Trust Dated August 2, 2016, the GRANTOR**

does hereby convey to

**Scott Needham and Carla Needham, husband and wife, as community property with right of survivorship, the GRANTEE,**

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

See Exhibit A attached hereto and made a part hereof.

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

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

**See Signatures and Notary Acknowledgment Page Attached**

**BENEFICIARY DISCLOSURE**

The undersigned, , being the Trustee(s) of the The Dragoo Family Trust Dated August 2, 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: Scott C. Dragoo

ADDRESS: 2863 Dharma Ave. Broomfield Co 80020

NAME:  Thomas E. Dragoo

ADDRESS: 3013 E. 143rd Dr. Thornton Co 80602

NAME: Tracy A. Bell Unit A

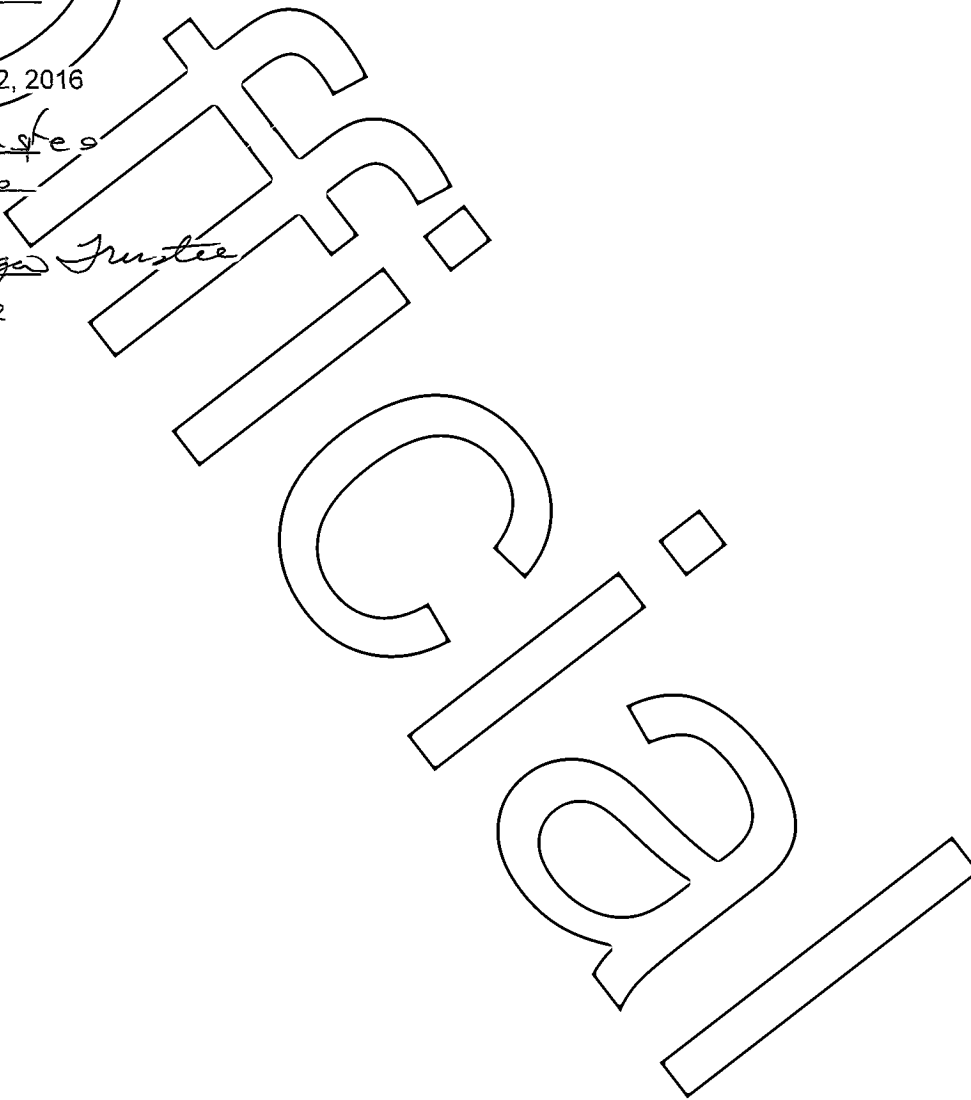
ADDRESS: 619 Main St Tabor Iowa 51653

Date: 5/27/2015

The Dragoo Family Trust Dated August 2, 2016

BY: Charles L. Dragoo Trustee  
Charles L. Dragoo  
Trustee

BY: Lucinda V. Dragoo Trustee  
Lucinda V. Dragoo  
Trustee



**Signatures and Notary Acknowledgment Page**

See acceptance attached hereto and by this reference made a part hereof

Dated: May 19, 2025

**The Dragoo Family Trust Dated August 2, 2016**

BY: *Charles L. Dragoo* Trustee  
Charles L. Dragoo Trustee

BY: *Lucinda V. Dragoo* Trustee  
Lucinda V. Dragoo Trustee

STATE OF ~~ARIZONA~~<sup>COLO</sup> ~~ARIZONA~~<sup>COLO</sup>RADO }  
COUNTY OF ADAMS }SS

Subscribed and sworn to before me this 27 day of MAY 20 25, by Charles L. Dragoo, who acknowledges to be the Trustee of The Dragoo Family Trust Dated August 2, 2016, and as such officer is duly authorized to sign on behalf of the Trust

In witness whereof I hereunto set my hand and official seal.

*Cathy Lavonne Sheffield*  
Notary Public

My Commission Expires: 02/07/2026

CATHY LAVONNE SHEFFIELD  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20224005112  
MY COMMISSION EXPIRES FEB 7, 2026

STATE OF ~~ARIZONA~~<sup>COLO</sup> ~~ARIZONA~~<sup>COLO</sup>RADO }  
COUNTY OF ADAMS }SS

Subscribed and sworn to before me this 27 day of MAY 20 25, by Lucinda V. Dragoo, who acknowledges to be the Trustee of The Dragoo Family Trust Dated August 2, 2016, and as such officer is duly authorized to sign on behalf of the Trust

In witness whereof I hereunto set my hand and official seal.

*Cathy Lavonne Sheffield*  
Notary Public

My Commission Expires: 02/07/2026

CATHY LAVONNE SHEFFIELD  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20224005112  
MY COMMISSION EXPIRES FEB 7, 2026

Escrow No.: 75250155-tg

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

This Acceptance is to be attached to that particular Warranty Deed dated May 19, 2025 by and between

**Charles L. and Lucinda V. Dragoo, Trustees of The Dragoo Family Trust Dated August 2, 2016, as Grantors, and**

**Scott Needham and Carla Needham, as Grantees.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Dated: May 27, 2025

  
\_\_\_\_\_  
Scott Needham

  
\_\_\_\_\_  
Carla Needham

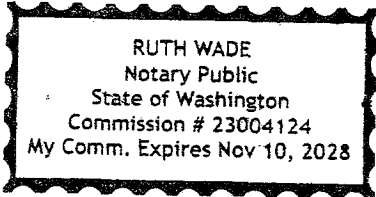
STATE OF ~~ARIZONA~~ <sup>Washington</sup> }  
COUNTY OF Grant } SS

Subscribed and sworn to before me this 28 day of May 20 25, by Scott Needham and Carla Needham.

In witness whereof I hereunto set my hand and official seal.

Ruth Wade  
Notary Public

My Commission Expires: 11-10-2026



OFFICIALS

**EXHIBIT A**

LOT 271, OF ROADHAVEN RESORT OF APACHE JUNCTION-PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDE 88 AND 89.

ROADHAVEN RESORT

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-36-2710

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

Charles L. and Lucinda V. Dragoo, Trustees of The Dragoo Family Trust Dated August 2, 2016

11180 Irving Dr, Unit 205  
Westminster, CO 80031

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

Scott Needham and Carla Needham  
4362 Ed E.9 NE  
Moses Lake, WA 98837

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

4. ADDRESS OF PROPERTY:

1000 S Idaho Rd 271, 2271 S Seminole Dr,  
Apache Junction, AZ 85119

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

Scott Needham and Carla Needham  
4362 Ed E.9 NE  
Moses Lake, WA 98837

(b) Next tax payment due: October 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  
 Affixed  Not Affixed
- 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.

*Lucinda V. Dragoo, Trustee*  
Signature of Seller / Agent

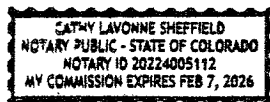
State of Colorado, County of Adams

Subscribed and sworn to before me on this 27th day of May 2025

Notary Public *Cathy Sheffield*

Notary Expiration Date 02/07/2026

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2025-044115  
RECORD DATE 05/30/2025

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: \$ 215,000 00

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

12. DOWN PAYMENT \$ 115,000 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller loan (Carryback) 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):

Clear Title Agency of Arizona  
1075 S Idaho Rd Ste 106 B, Apache Junction, AZ 85119  
(480)278-8475

18. LEGAL DESCRIPTION (attach copy if necessary):

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

*Signature of Buyer / Agent*  
Signature of Buyer / Agent

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

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

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

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

Signed in Counterpart

# AFFIDAVIT OF PROPERTY VALUE

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 Affixed  Not Affixed
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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 (02/2019)

## FOR RECORDER'S USE ONLY

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

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1075 S Idaho Rd Ste 106 B, Apache Junction, AZ 85119  
(480)278-8475

**18. LEGAL DESCRIPTION (attach copy if necessary):**

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

Signature of Buyer / Agent

State of Washington, County of Grant

Subscribed and sworn to before me on this 26 day of May 2025

Notary Public Cecilia Ruth Wade

Notary Expiration Date 11-10-2028

Signed in Counterpart

**VERIFICATION ON OATH OR AFFIRMATION**

State of Washington

County of Grant

} ss.

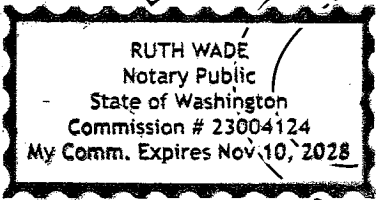
Subscribed and sworn to (or affirmed) before me

this 28 day of May, 2025, by  
Day Month Year

Scott Needham  
Name of Signer No. 1

Carla Needham  
Name of Signer No. 2 (if any)

Ruth Wade  
Signature of Notary Public



Place Notary Seal/Stamp Above

Grant  
Any Other Required Information  
(Residence, Expiration Date, etc.)

**OPTIONAL**

*This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Affidavit of Property Value

Document Date: 5/28/2025 Number of Pages: 2

Signer(s) Other Than Named Above: none

**EXHIBIT "A"**

LOT 271, OF ROADHAVEN RESORT OF APACHE JUNCTION-PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDE 88 AND 89.

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