



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY

DATE/TIME: 06/12/2025 1502
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2025-047850

RECORDING REQUESTED BY:
Security Title Agency, Inc

WHEN RECORDED MAIL TO:
Gary Marsh and Patricia Marsh
4400 W Box Canyon Dr
Eloy, AZ 85131-3154

Escrow No.: ST76250443S
APN: 402-31-909

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,

Ralph Eugene Keeney and Linda Darlene Keeney, husband and wife, as community property with right of survivorship

does hereby convey to

Gary Marsh and Patricia Marsh, 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 30, 2025

Ralph Eugene Keeney
Ralph Eugene Keeney

Linda Darlene Keeney
Linda Darlene Keeney

STATE OF Idaho

COUNTY OF VALLEY

On the 6 day of JUNE, 2025, before me, a Notary Public in and for said State, personally appeared Ralph Eugene Keeney and Linda Darlene Keeney.

Witness my hand and seal

Cathy Sparks
Notary Public

My Commission Expires: 11-7-2030

(SEAL)

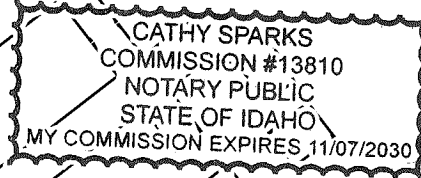


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 402-31-909

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

Lot 172, Re-Plat of Robson Ranch-Arizona Unit Twenty-One, according to Plat recorded in Recording No. 2014-051722, records of Pinal County, Arizona.

Excepting therefrom 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 by the laws of the United States, or of this state, or decisions court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, or under the above described lands, as set forth in the recorded patent recorded in Docket 959, Page 393.

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
FOR BUYER**

Escrow No.: ST76250443S

Gary Marsh and Patricia Marsh, husband and wife each state that:

We are the Grantees, Mortgagees, or Beneficiaries named in the certain Warranty Deed.

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

Each of them, individually and jointly as such Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as joint tenants 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 Joint Tenancy" they direct and authorize Escrow Agent to attach this "Acceptance of Joint Tenancy" to the deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with the deed.

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

Gary Marsh
Gary Marsh

Patricia Marsh
Patricia Marsh

State of ARIZONA

County of PINAL

This instrument was acknowledged before me on this 12th day of June, 2025, by Gary Marsh and Patricia Marsh.

Unsuamed
Notary Public
My Commission Expires: 02/10/2027

[SEAL]

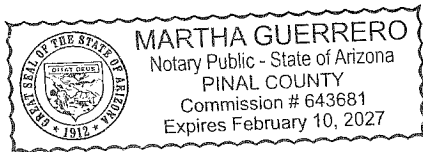


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Robson Ranch

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402-31-909
 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:

Ralph Eugene Keeney and Linda Darlene Keeney
4400 W Box Canyon Dr
Eloy, AZ 85131-3154

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

Gary Marsh and Patricia Marsh
515 W Poncho Lane
San Tan Valley, AZ 85143

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

4400 W Box Canyon Dr
Eloy, AZ 85131-3154

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

Gary Marsh and Patricia Marsh
4400 W Box Canyon Dr
Eloy, AZ 85131-3154

(b) Next tax payment due October 1, 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. Agricultural
- 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.

Signature of Seller / Agent Ralph Eugene Keeney Linda Darlene Keeney
 State of Idaho, County of Valley
 Subscribed and sworn to before me this 16 day of JUNE 20 25
 Notary Public Cathy Sparks
 Notary Expiration Date 11-7-2030

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2025-047850
 RECORD DATE 06/12/2025

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: \$ 389,000 00

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

12. DOWN PAYMENT \$ 222,000 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: \$ 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 Gary L Marsh
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 12th day of June 20 25
 Notary Public Martha Guerrero
 Notary Expiration Date 02/10/2027

CATHY SPARKS
 COMMISSION #13810
 NOTARY PUBLIC
 STATE OF IDAHO
 MY COMMISSION EXPIRES 11/07/2030

MARTHA GUERRERO
 Notary Public - State of Arizona
 PINAL COUNTY
 Commission # 643681
 Expires February 10, 2027

Ralph Eugene Keeney
 Signature of Seller / Agent

Gary L Marsh
 Signature of Buyer / Agent

