



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 07/17/2025 1127

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-057712

RECORDING REQUESTED BY:

Agave Title Agency

AND WHEN RECORDED MAIL TO:

Karen Heffner Parks
65081, E. Rocky Path Dr.
Saddlebrooke, AZ 85739

ESCROW NO.: **A25-12062**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Deborah Marshall, as Trustee of the Deborah Marshall 2023 separate property trust, U/T/A dated March 6, 2023

do/does hereby convey to

Karen Heffner Parks, a widowed person

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

Lot 115, of SADDLEBROOKE UNIT FOURTEEN, 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 131.

EXCEPTING pursuant to the provisions of the Act of August 1, 1946 (60 Stat. 755, 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 set forth in the Patent recorded in Docket 56, Page 40;

EXCEPT 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.

RECEIVED

Dated: June 25, 2025

GRANTOR(S):

Deborah Marshall, as Trustee of the Deborah Marshall 2023 separate property trust, U/T/A dated March 6, 2023

BY:

Deborah Marshall
Trustee

State of Arizona }}ss:
County of Pima

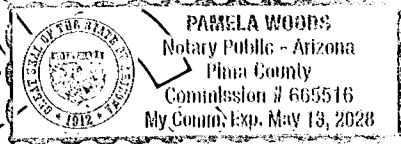
On this 25 day of July, 2025 before me, the Undersigned Notary Public in and for said County and State, personally appeared Deborah Marshall, as Trustee of the Deborah Marshall 2023 separate property trust, U/T/A dated March 6, 2023, personally known to me (or proved to me on the basis of satisfactory 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.

Pamela Woods

FOR NOTARY SEAL OR STAMP

Notary Public (signature)

My Commission Expires: 5/13/2028



Large diagonal watermark text: P.C.S.

TRUST CERTIFICATION AND BENEFICIARY DISCLOSURE

Escrow.No. A25-12062

The undersigned, being the Trustee(s) of the

Deborah Marshall, as Trustee of the Deborah Marshall 2023 separate property trust, U/T/A dated March 6, 2023 ,

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: Deborah Marshall

ADDRESS: 36046 S. Desert Sun Drive, Tucson, AZ 85739

NAME: _____

ADDRESS: _____

NAME: _____

ADDRESS: _____

Deborah Marshall
Deborah Marshall, Trustee

ARSA

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305-77-1150

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) (2) (3) (4)

COUNTY OF RECORDATION PINAL
FEE NO 2025-057712
RECORD DATE 07/17/2025

2. SELLER'S NAME AND ADDRESS

Deborah Marshall, as Trustee of the Deborah Marshall 2023 separate property trust, U/T/A dated March 6, 2023

36046 S. Desert Sun Drive

Tucson, AZ 85739

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: \$ 499,000 00

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

12. DOWN PAYMENT \$ 499,000 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:

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

Karen Heffner Parks

4120 S. Boge Ct.

Spokane, WA 99223

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

65081 E. Rocky Path Dr.

Saddlebrooke, AZ 85739

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:

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

Karen Heffner Parks

65081 E. Rocky Path Dr.

Saddlebrooke, AZ 85739

(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:

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:

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."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Agave Title Agency
8580 N Oracle Road, Suite 180
Oro Valley, AZ 85704

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

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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

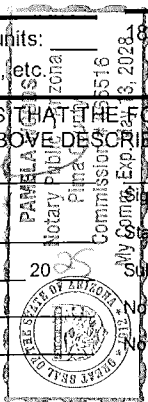
State of Az, County of Pima

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

Notary Public Pamela Woods

Notary Expiration Date 5/13/2028

DOR FORM 82162 (02/2019)



Signature of Buyer / Agent

State of Az, County of Pima

Subscribed and sworn to before me on this 9 day of July 2025

Notary Public Pamela Woods

Notary Expiration Date 5/13/2028

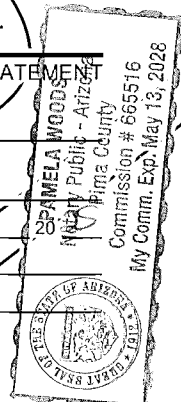


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HOFFS