



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/25/2025 1443
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2025-060371

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

AND WHEN RECORDED MAIL TO:
Jason Edward Collinsworth and Virginia Penida-Vargas
9754 E Barley Rd
Florence, AZ 85132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 30250580-jf

WARRANTY DEED

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

Jerry D. Mitchell, Jr. and Elaine R. Mitchell, as co-Trustees of The Mitchell Living Trust, U/A dated August 18, 2023, the GRANTOR

does hereby convey to

Jason Edward Collinsworth and Virginia Penida-Vargas, husband and wife, as community property with right of survivorship, the GRANTEE,

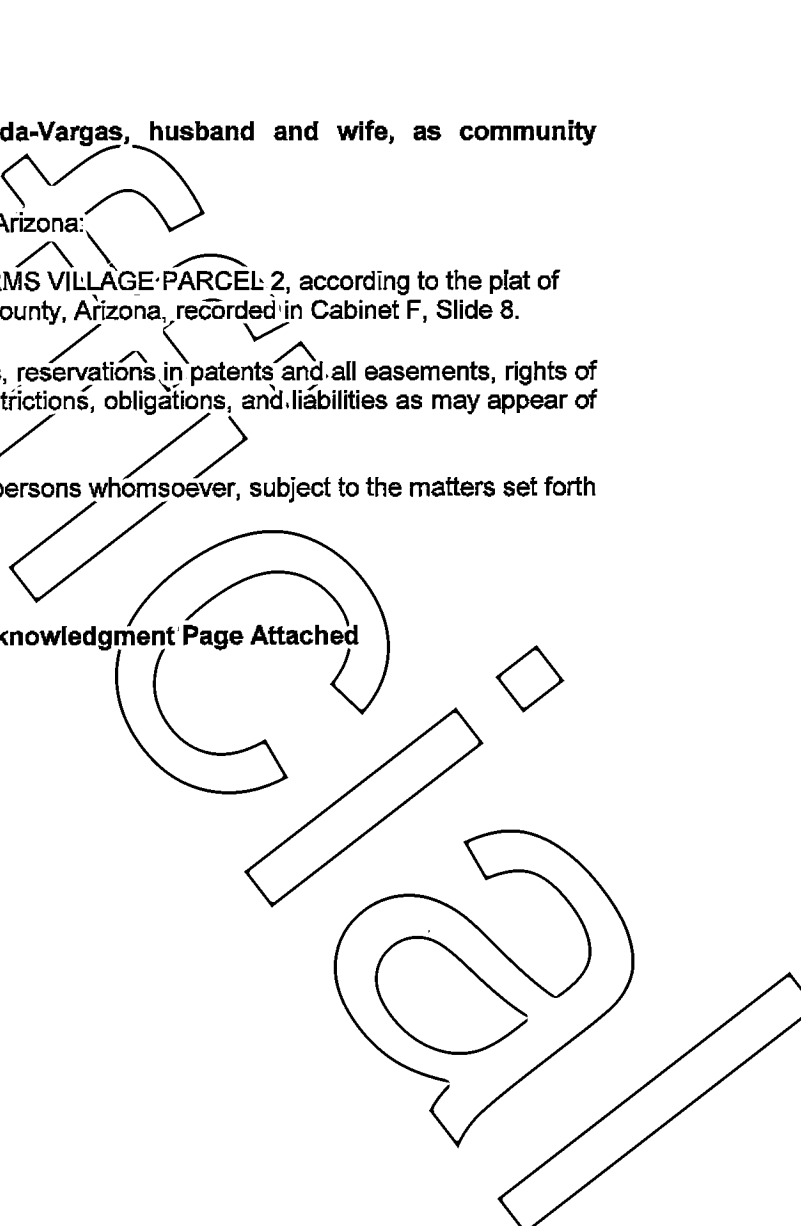
the following real property situated in **PINAL** County, Arizona:

Lot 136, of CRESTFIELD MANOR AT ARIZONA FARMS VILLAGE PARCEL 2, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 8.

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



Escrow No.: 30250580-jf

Signatures and Notary Acknowledgment Page

Dated: July 21, 2025

The Mitchell Living Trust, U/A dated August 18, 2023

BY: [Signature]

Jerry D. Mitchell, Jr.
Co-Trustee

BY: [Signature]

Elaine R. Mitchell
Co-Trustee

STATE OF ARIZONA

COUNTY OF Maricopa }
} SS

Subscribed and sworn to before me this 24 day of July, 20 25, by Jerry D. Mitchell, Jr., who acknowledges to be the Co-Trustee of The Mitchell Living Trust, U/A dated August 18, 2023, 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.

[Signature]
Notary Public Julia Speers

My Commission Expires: 12/1/25



STATE OF ARIZONA

COUNTY OF Maricopa }
} SS

Subscribed and sworn to before me this 24 day of July, 20 25, by Elaine R. Mitchell, who acknowledges to be the Co-Trustee of The Mitchell Living Trust, U/A dated August 18, 2023, 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.

[Signature]
Notary Public Julia Speers

My Commission Expires: 12/1/25



Escrow No.: 30250580-jf

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

This Acceptance is to be attached to that particular Warranty Deed dated July 21, 2025 by and between

Jerry D. Mitchell Jr. and Elaine R. Mitchell, as co-Trustees of The Mitchell Living Trust, U/A dated August 18, 2023, as Grantors, and

Jason Edward Collinworth and Virginia Penida-Vargas, 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: July 21, 2025


Jason Edward Collinworth


Virginia Penida-Vargas

STATE OF ARIZONA }
COUNTY OF Maricopa } }SS

Subscribed and sworn to before me this 01 day of July 2025, by Jason Edward Collinsworth and Virginia Penida-Vargas.

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

[Signature]
Notary Public Julia Speers
My Commission Expires: 12/1/25



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BENEFICIARY DISCLOSURE

Clear Title Agency of Arizona
1530 E Williams Field Rd Ste 110
Gilbert, AZ 85295

RE: Escrow No.: 30250580-jf

The undersigned, Jerry D. Mitchell, Jr. and Elaine R. Mitchell, being the Trustee(s) of the The Mitchell Living Trust, U/A dated August 18, 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: Erin Polanski

ADDRESS: 1505 Cerrillos Ave midland tx 79705

NAME: Joshua Ellwood

ADDRESS: 700 Sioux st nw Ardmore ok 73401

NAME: Cherie Hollaway

ADDRESS: 21620 Everett dr, California city, ca 93505

Date: 6/27/2025 | 9:47 AM PDT

The Mitchell Living Trust, U/A dated August 18, 2023

BY: [Signature]
Jerry D. Mitchell, Jr.
Co-Trustee

BY: [Signature]
Elaine R. Mitchell
Co-Trustee

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-13-1360 6

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

Jerry D. Mitchell Jr. and Elaine R. Mitchell, as co-Trustees of The Mitchell Living Trust, U/A dated August 18, 2023

9754 E Barley Rd
Florence, AZ 85132

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

Jason Edward Collinsworth and Virginia Penida-Vargas
1584 E El Rodeo Rd
Fort Mohave, AZ 86426

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

4. ADDRESS OF PROPERTY:

9754 E Barley Rd
Florence, AZ 85132

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

Jason Edward Collinsworth and Virginia Penida-Vargas
9754 E Barley Rd
Florence, AZ 85132

(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.

Signed in Counterpart

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

COUNTY OF RECORDATION PINAL
FEE NO 2025-060371
RECORD DATE 07/25/2025

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: \$ 430,000 00

11. DATE OF SALE (Numeric Digits): 06 / 2025
Month / Year

12. DOWN PAYMENT \$ 7,789 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
1530 E Williams Field Rd Ste 110, Gilbert, AZ 85295
(480)278-8430

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 21 day of July, 2025
Notary Public Julia Speers
Notary Expiration Date 12/1/25



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-13-1360 6

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)

2. SELLER'S NAME AND ADDRESS

Jerry D. Mitchell Jr. and Elaine R. Mitchell, as co-Trustees of The Mitchell Living Trust, U/A dated August 18, 2023

9754 E Barley Rd

Florence, AZ 85132

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

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1584 E El Rodeo Rd

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

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Florence, AZ 85132

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Florence, AZ 85132

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c. Condo or Townhouse h. Mobile or Manufactured Home
i. Other Use; Specify:
d. 2-4 Plex
e. Apartment Building

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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 Maricopa
Subscribed and sworn to before me on this 24 day of July 2025
Notary Public
Notary Expiration Date



FOR RECORDER'S USE ONLY

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

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b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$ 430,000 00

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d. Seller loan (Carryback) (3) FHA
f. Other financing; Specify:

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briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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

Clear Title Agency of Arizona
1530 E Williams Field Rd Ste 110, Gilbert, AZ 85295
(480)278-8430

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signed in Counterpart

Signature of Buyer / Agent
State of County of
Subscribed and sworn to before me on this day of 20
Notary Public
Notary Expiration Date

EXHIBIT "A"

Lot 136, of CRESTFIELD MANOR AT ARIZONA FARMS VILLAGE PARCEL 2, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 8.

CRESTFIELD MANOR AT ARIZONA FARMS VILLAGE PARCEL 2