



OFFICIAL RECORDS OF PINAL COUNTY RECORDER Dana Lewis Electronically Recorded

DATE/TIME: 08/06/2025 0848 FEE: \$30.00 PAGES: 4 FEE NUMBER: 2025-063513

at the request of Pioneer Title Agency, Inc. When recorded mail to Cynthia S. Heck, Trustee 13416 W Duane Lane Peoria, AZ 85383

5051015157 - SH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Edwin J. Braun and Diane M. Braun, Trustees of The Braun Revocable Trust, dated May 15, 2000 do/does hereby convey to

Cynthia S. Heck, Trustee of The 2023 Cynthia S. Heck Trust, U/A dated March 31, 2023, a 50% undivided interest and Margaret Brussat, Trustee of The Margaret Brussat Living Trust U/A dated January 8, 2024, a 50% undivided interest, as tenants in common

the following real property situated in Pinal County, Arizona:

Lot 73, SADDLEBROOKE UNIT FIFTY, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2015-038125, and Affidavit of Correction recorded in Document No. 2018-029060.

Pursuant to A.R.S. § 33-404, the names and addresses of the beneficiaries of the above-referenced Trust are disclosed in the Trust Disclosure Exhibit attached hereto and incorporated herein by reference.

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.

The Grantor warrants the title against all persons whomsoever.

DATED: July 01, 2025

The Braun Revocable Trust, dated May 15, 2000

The Braun Revocable Trust, dated May 15, 2000

Edwin J. Braun, Trustee

Diane M. Braun, Trustee

State of Arizona

} } ss. }

County of PIMA

The foregoing instrument was acknowledged before me this 4 day of August, 2025 by Edwin J. Braun and Diane M. Braun, Trustees of the Braun Revocable Trust, dated May 15, 2000.

DAVIS A. ALLEN Notary Public - State of Arizona PIMA COUNTY Commission # 641000 Expires February 5, 2027

NOTARY PUBLIC My commission expires: 2/5/27



Beneficiary Disclosure Exhibit

Pursuant to A.R.S. § 33-404, the following are the name(s) and address(es) of the beneficiary(ies) of the Trust, which the undersigned understands and acknowledges may be included by Pioneer Title Agency, Inc. as a "Trust Disclosure Exhibit" attached to any deed/deed of trust being recorded by Pioneer Title Agency, Inc. in a pending transaction with the Trust.

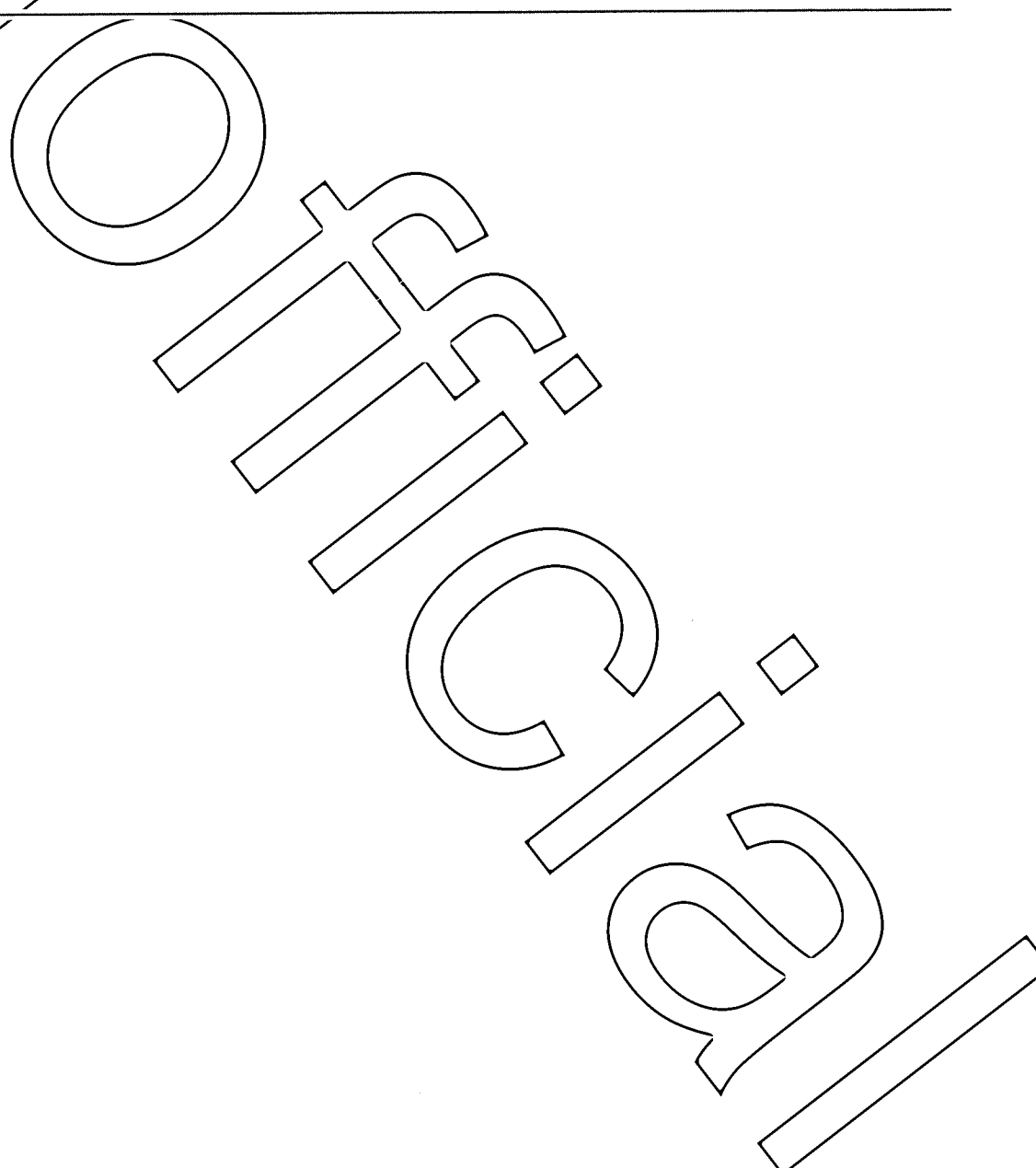
Edwin J. Braun and Diane M. Braun, Trustees of The Braun Revocable Trust, dated May 15, 2000

Beneficiary Name and Address: Jeffrey A. Braun, 51 Rumsey Road, Philipsburg, MT 59858

Beneficiary Name and Address: William K. Braun, PO Box 188, Geigertown, PA 19523

Beneficiary Name and Address: _____

Initials EJB DMB



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Cynthia S. Heck, Trustee of The 2023 Cynthia S. Heck Trust, U/A dated March 31, 2023

Beneficiary Name and Address: Cynthia S Heck 13416 W Duane Lane Peoria, AZ 85383

Beneficiary Name and Address: Margaret Brussat 13416 W Duane Lane Peoria, AZ 85383

Beneficiary Name and Address: _____

Initials CSH

OFFICIALS

Beneficiary Disclosure Exhibit

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Margaret Brussat, Trustee of The Margaret Brussat Living Trust U/A dated January 8, 2024

Beneficiary Name and Address: Cynthia S Heck 13416 W Duane Ln Peoria AZ 85383

Beneficiary Name and Address: _____

Beneficiary Name and Address: _____

Initials MB

OFFICIAL

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305-12-8160
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? _____

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Edwin J. Braun, Trustee and Diane M. Braun, Trustee
62908 E THUNDER ROCK DR
SADDLEBROOKE, AZ 85739

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

Cynthia S. Heck, Trustee and Margaret Brussat, Trustee
13416 W Duane Lane
Peoria, AZ 85383

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

4. ADDRESS OF PROPERTY:

62908 E THUNDER ROCK DR
Tucson, AZ 85739

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

Cynthia S. Heck, Trustee and Margaret Brussat, Trustee
62908 E THUNDER ROCK DR
Tucson, AZ 85739

(b) Next tax payment due 10/01/2025

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: VILLA

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 definitions 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-063513
RECORD DATE 08/06/2025

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: \$ 525,000.00

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

12. DOWN PAYMENT \$ 525000

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:

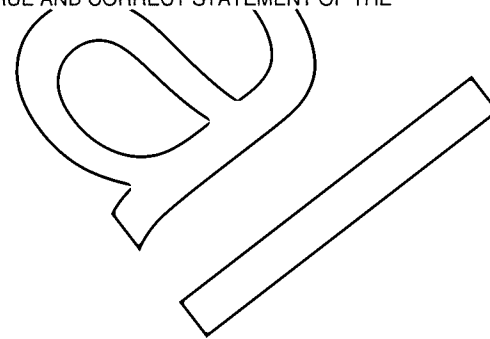
- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components: _____

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

Pioneer Title Agency, Inc.
1660 E River Road Ste 150
Tucson, AZ 85718
Phone: (520) 529-0700

LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.



SIGNED IN COUNTERPART

Diane M. Brown

Signature of Seller / Agent

State of AZ, County of PIMA

Subscribed and sworn to before me on this 4 day of August 2025

Notary Public

Notary Expiration Date 2/5/27

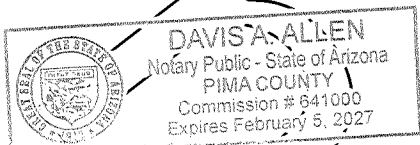
Signature of Buyer / Agent

State of _____, County of _____

Subscribed and sworn to before me on this ____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

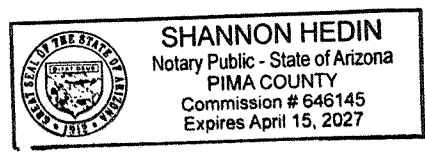


OFFICIALS

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

X Signature of Buyer / Agent _____
State of AZ, County of Pima
Subscribed and sworn to before me on this 11/15 day of 2025
Notary Public _____
Notary Expiration Date _____

SHANNON HEDIN



Escrow No. 5051015157 - SH

EXHIBIT A

Lot 73, SADDLEBROOKE UNIT FIFTY, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2015-038125, and Affidavit of Correction recorded in Document No. 2018-029060.

SADDLEBROOKE UNIT FIFTY