



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**
Electronically Recorded

RECORDING REQUESTED BY

Premier Title Agency

Escrow Number: A-162490

WHEN RECORDED MAIL-TO

Brandon Hill and Courtney Hill
9972 West Ironwood Drive
Casa Grande, AZ 85194

DATE/TIME: 10/27/2025 1507

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2025-086951

A.P.N.: 509-60-1780

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Stephen J Hunt and Sandra J Gross, Trustees of The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018

Do/does hereby convey to

Brandon Hill and Courtney Hill, husband and wife

The following real property situated in Pinal County, Arizona

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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.

Dated: October 21, 2025

Please continue to page 2 for Signature and Notary

The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018

By: Stephen J. Hunt
Stephen J. Hunt, Trustee

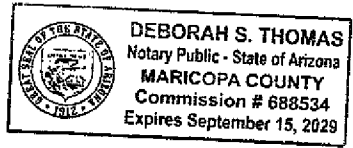
By: Sandra J. Gross
Sandra J. Gross, Trustee

State of Arizona)

County of ~~Pinal~~ MARICOPA)

On this 23rd day of Oct, 2025, before me personally appeared Stephen J Hunt and Sandra J Gross, Trustees of The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

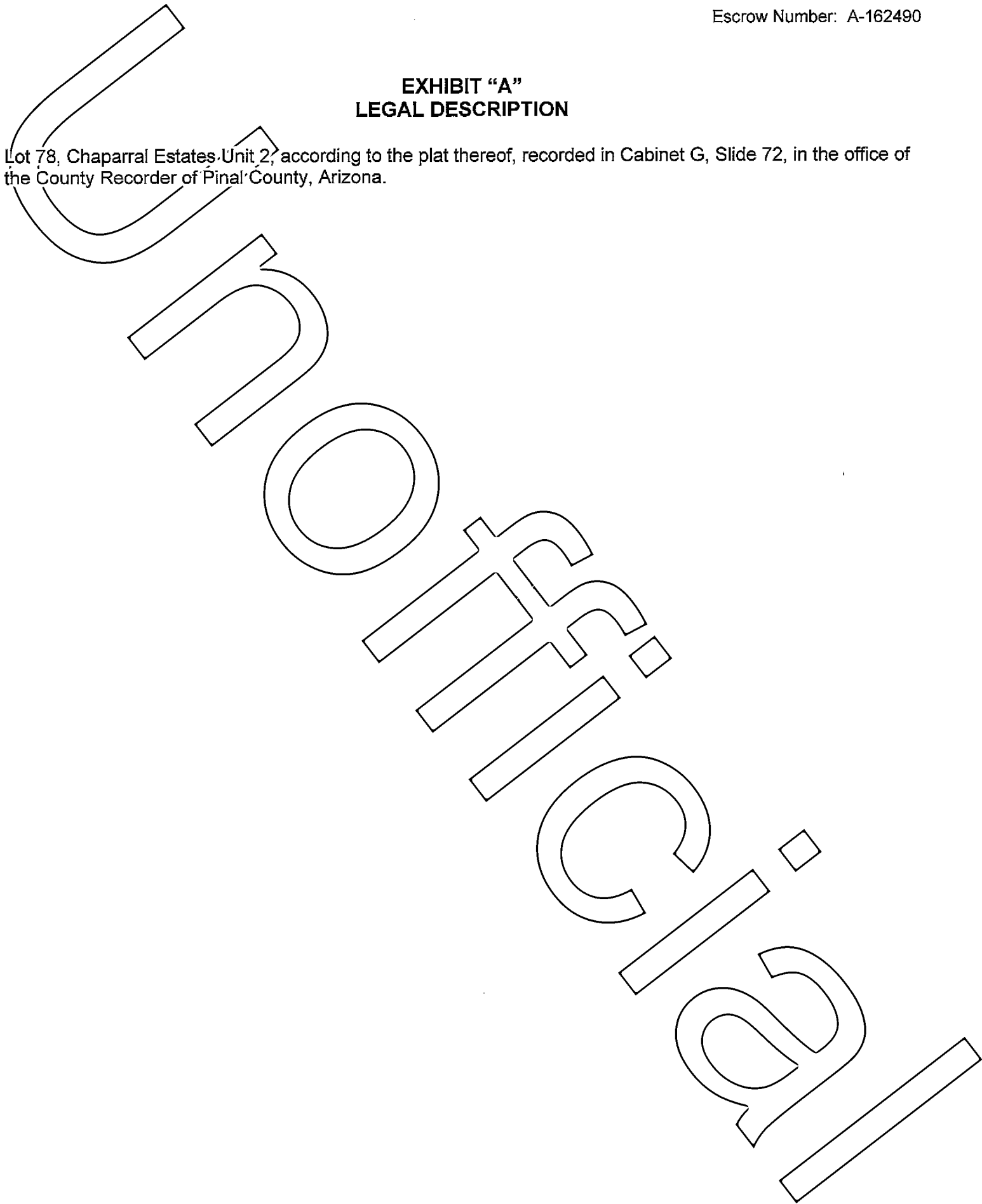
Deborah S. Thomas
Notary Public



WARRDEED

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 78, Chaparral Estates Unit 2, according to the plat thereof, recorded in Cabinet G, Slide 72, in the office of the County Recorder of Pinal County, Arizona.



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Brandon Hill and Courtney Hill each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says, THAT I am one of the Grantees, Mortgagees, Beneficiaries named in that certain Warranty Deed which is dated 10/21/2025 and executed by

Stephen J. Hunt and Sandra J. Gross, Trustees of The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018

as Grantor, Mortgagor or Trustor to

Brandon Hill and Courtney Hill, husband and wife

as Grantee, Mortgagee or Beneficiary and which instrument concerns the following described property:

Lot 78, Chaparral Estates Unit 2, according to the plat thereof, recorded in Cabinet G, Slide 72, in the office of the County Recorder of Pinal County, Arizona.

THAT the interests of the undersigned are being taken by them as Community Property with right of survivorship.

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Community Property with right of survivorship and to acquire any interest in, or any proceeds arising out of said property, as community property with right of survivorship.

Please continue to page 2 for Signature and Notary

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
SIGNATURE AND NOTARY ACKNOWLEDGMENT

Dated this 24 day of October, 2025.



Brandon Hill

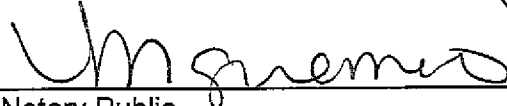


Courtney Hill

State of Arizona)

County of Pinal)

On this 24th day of October, 2025, before me personally appeared Brandon Hill and Courtney Hill, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



Notary Public

My Commission Expires: 02/10/2027



Beneficiaries Disclosure (Pursuant to A.R.S. 33-404)

**Name:

**Address

Sandra J Gross

118 S Los Cielos Ln

CASA GRANDE, AZ 85194

Stephen J Hunt

SAME

**The above is a full list of the Beneficiaries under the Trust named Stephen J Hunt and Sandra J Gross, Trustees of The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018

Stephen J. Hunt

Trustee

Stephen J. Hunt

Sandra J. Gross

Trustee

Sandra J. Gross

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 509-60-1780
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 (no more than four):

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

COUNTY OF RECORDATION PINAL
 FEE NO 2025-086951
 RECORD DATE 10/27/2025

2. SELLER'S NAME AND ADDRESS:

Stephen J Hunt and Sandra J Gross, Trustees of The Stephen J. Hunt and Sandra J. Gross Living Trust, dated March 27, 2018
9972 West Ironwood Drive
Casa Grande, AZ 85194

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

Brandon Hill and Courtney Hill
1016 W BEacon Dr
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

9972 West Ironwood Drive, Casa Grande, AZ 85194

5. (a) MAIL TAX BILL TO:

9972 West Ironwood Drive
Casa Grande, AZ 85194

(b) Next tax payment due April 1, 2026

6. PROPERTY TYPE (for Primary Parcel): (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:

- To be used as a primary residence.
- Owner occupied, not a primary residence.
- To be rented to someone other than "family member."

See reverse side for definition of a "primary residence" or "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.

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:

\$725,000.00

11. DATE OF SALE (Numeric Digits):

10 / 2025
 Month Year

12. DOWN PAYMENT:

\$145,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Exchange 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% or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: N/A

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% or more? Yes No

If Yes, briefly describe the solar/energy efficient components:

N/A

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

Premier Title Agency
2065 S Cooper Road Suite 1
Chandler, AZ 85286

18. LEGAL DESCRIPTION (attach copy if necessary)

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

SIGNATURE / NOTARY AVAILABLE ON PAGE 2

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 Arizona, County of _____

Subscribed and sworn to before me this 24th day of _____, 2025

Notary Public _____

Notary Expiration Date _____

Signature of Buyer/Agent [Signature]

State of Arizona, County of Pinal

Subscribed and sworn to before me this 24th day of October, 2025

Notary Public [Signature]

Notary Expiration Date 02/10/2027



Large diagonal watermark text: "MORTGAGE"

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 *Nandora Gross*

Signature of Buyer/Agent _____

State of Arizona, County of Maricopa

State of Arizona, County of _____

Subscribed and sworn to before me this 23rd day of Oct., 2025

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

Notary Public Deborah S. Thomas

Notary Public _____

Notary Expiration Date 9-15-29

Notary Expiration Date _____



COPIES

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 78, Chaparral Estates Unit 2, according to the plat thereof, recorded in Cabinet G, Slide 72, in the office of the County Recorder of Pinal County, Arizona.

Chaparral Estates