



DATE/TIME: 10/30/2025 1304
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2025-088258

Recording requested by:
Landmark Title Assurance Agency of Arizona, LLC

After Recording Return To:
Casey Allan Garrison
59 North 85th Place
Mesa, AZ 85207

File Number: 7510-040-NL

1 of 2

Warranty Deed

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

Vicki Lynn Karr-Cleinman, Trustee of Oma's Trust dated July 19, 2023

("Grantor") do/does hereby convey to

Casey Allan Garrison, an unmarried person

("Grantee") the following real property situated in Pinal, ARIZONA:

See attached 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, 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: 10/28/2025

See signature page and notary acknowledgment on page 2

Oma's Trust dated July 19, 2023

By: Vicki Lynn Karr-Cleinman
Vicki Lynn Karr-Cleinman, Trustee

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 20th day of October, 2025, before me personally appeared Vicki Lynn Karr-Cleinman, Trustee of Oma's Trust dated July 19, 2023, 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.

(seal)
[Affix Seal Here]

[Signature]
Notary Public

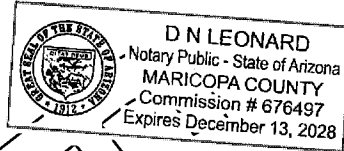


EXHIBIT A

The South half of the North half of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 5, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, oil, gas and other mineral deposits as reserved by the United States of America in the patent to said land.

NOFFIS

DATE: October 28, 2025

ESCROW NO.: 7510-040-NL

TRUST DISCLOSURE OF BENEFICIARIES

Pursuant to ARS 33-404, the names of the beneficiaries of the below named Trust dated July 19, 2023, are as follows:

Name: Vicki Lynn Karr-Cleinman
Address: 1605 County Rd 533, Goldinwalle, TX 76844

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

By: Vicki Lynn Karr-Cleinman _____
(Signature of Trustee) (Signature of Trustee)

as Trustee(s) of The Oma's Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL
FEE NO: 2025-088258
RECORD DATE: 10/30/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 100 07 - 028 - 0
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:
Oma's Trust
5125 North San Marcos Drive
Apache Junction, AZ 85120

3. (a) BUYER'S NAME AND ADDRESS:
Casey Allan Garrison
59 North 85th Place
Mesa, AZ 85207

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

4. ADDRESS OF PROPERTY:
5125 North San Marcos Drive
Apache Junction, AZ 85120

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Casey Allan Garrison
59 North 85th Place
Mesa, AZ 85207

(b) Next tax payment due 04/01/26

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
d. 2-4 Plex i. Other Use; Specify: _____
e. Apartment Building

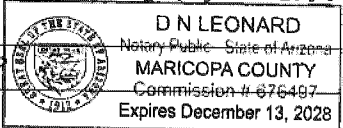
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
a. To be used as a primary residence.
b. To be rented to someone other than a "qualified family member."
c. To be used as a non-primary or secondary residence.

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.

Signature of Seller / Agent: [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 28th day of October 2025
Notary Public: [Signature]
Notary Expiration Date: 12/13/25
DOR FORM 82162 (02/2019)



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: \$ 555,000.00 00

11. DATE OF SALE (Numeric Digits): 10 25
Month / Year

12. DOWN PAYMENT \$ 55,500.00 00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (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):
Landmark Title: _____
1630 S Stapley Dr, Suite 108, Mesa, AZ 85204
(480) 476-8165

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 Arizona, County of Maricopa
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public: _____
Notary Expiration Date: _____

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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- 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:

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- e. Quit Claim Deed
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SIGNED IN COUNTERPART

Signature of Seller / Agent _____

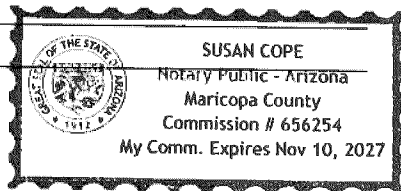
State of Arizona, County of Maricopa

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

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (02/2019)



Signature of Buyer / Agent Casey Allan Garrison

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30th day of October, 2025

Notary Public Susan Cope

Notary Expiration Date 11/10/2027

EXHIBIT "A"
Legal Description

The South half of the North half of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 5, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
EXCEPT all coal, oil, gas and other mineral deposits as reserved by the United States of America in the patent to said land.

UNOFFICIAL