



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

Electronically Recorded

DATE/TIME: 01/20/2026 1008

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2026-004197

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Gary V. Lambert and Tanya K. Lambert  
1001 West space St  
Beresford, SD 57004

## WARRANTY DEED

Escrow No. 240-6380258 (ckm)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**William D. Riggle and Sandra J Riggle, Trustees of the Riggle Family Revocable Trust dated March 14, 2001**, the GRANTOR does hereby convey to

**Gary V. Lambert and Tanya K. Lambert, husband and wife**, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot 43, of IRONWOOD III UNIT ONE AT MOUNTAINBROOK VILLAGE, according to the plat of record in the Office of the County Recorder Of Pinal County, Arizona, recorded in Cabinet B, Slide 58;

Except 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material which may be determined to be particularly essential to the production of fissionable materials as provided by ARS 37-231, as reserved in the patent from the State of Arizona, recorded in Docket 1144, Page 465.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are William D. Riggle and Sandra J. Riggle, 11340 Bratton Blvd, Haslet, TX 76052

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 240-6380258 (ckm)  
A.P.N.: 104-80-0430 1

Warranty Deed - continued

DATED: January 05, 2026

SEE ACCEPTANCE ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF.

William D. Riggle and Sandra J Riggle, Trustees  
of the Riggle Family Revocable Trust dated  
March 14, 2001

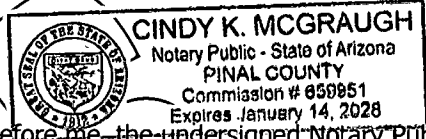
Sandra J. Riggle, Trustee

William D. Riggle, Trustee

STATE OF

County of

ARIZONA )  
Yuma ) ss.



On Jan 8, 2026, before me, the undersigned Notary Public, personally appeared William D. Riggle, Trustee of The Riggle Family Revocable Trust dated March 14, 2001 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 his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

1/14/2028

Cindy K. McGraugh  
Notary Public

STATE OF

County of

)  
) ss.

On \_\_\_\_\_, before me, the undersigned Notary Public, personally appeared Sandra J. Riggle, Trustee of The Riggle Family Revocable Trust dated March 14, 2001, 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 his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public

File No.: 240-6380258 (ckm)  
A.P.N.: 104-80-0430 1

Warranty Deed - continued

DATED: January 05, 2026

SEE ACCEPTANCE ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF.

William D. Riggle and Sandra J Riggle, Trustees  
of the Riggle Family Revocable Trust dated  
March 14, 2001

Sandra J. Riggle  
Sandra J. Riggle, Trustee

\_\_\_\_\_  
William D. Riggle, Trustee

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

On \_\_\_\_\_, before me, the undersigned Notary Public,  
personally appeared William D. Riggle, Trustee of The Riggle Family Revocable Trust dated March 14,  
2001 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 his/her/their signature(s) on the  
instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the  
instrument.

WITNESS my hand and official seal.

My Commission Expires:

\_\_\_\_\_  
Notary Public

STATE OF Colorado )  
County of Jefferson ) ss.

On 01/12/2026, before me, the undersigned Notary Public, personally  
appeared Sandra J. Riggle, Trustee of The Riggle Family Revocable Trust dated March 14, 2001, 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 his/her/their signature(s) on the instrument is/are the person(s) or the entity  
upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 04/09/2027

Mark D. Hott  
Notary Public Mark D. Hott

Notarized remotely using audio-video communication technology via Proof.

MARK D. HOTT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19974006067  
MY COMMISSION EXPIRES APRIL 9, 2027

### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 01/05/2026 by and between William D. Riggle and Sandra J Riggle, Trustees of the Riggle Family Revocable Trust dated March 14, 2001 and Gary V. Lambert and Tanya K. Lambert, husband and wife.

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.

Date: 01/05/2026

Gary V. Lambert  
Gary V. Lambert

Tanya K. Lambert  
Tanya K. Lambert

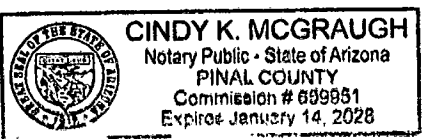
STATE OF AR )  
County of Pinal ) ss.

On 1/3/2026, before me, the undersigned Notary Public, personally appeared **Gary V. Lambert and Tanya K. Lambert**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Cindy K. McGraugh  
Notary Public

My Commission Expires:  
1/14/2028



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-80-0430 1  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Riggle Family Revocable Trust dated March 14, 2001  
11340 Bratton Blvd  
Fort Worth, TX 76052

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

Gary V. Lambert and Tanya K. Lambert  
8807 E Saguaro Blossom Road  
Gold Canyon, AZ 85118

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

4. ADDRESS OF PROPERTY:

8807 E Saguaro Blossom Road  
Gold Canyon, AZ 85118

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

Gary V. Lambert and Tanya K. Lambert  
8807 E Saguaro Blossom Road  
Gold Canyon, AZ 85118

(b) Next tax payment due 10/2026

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 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.

Signature of Seller / Agent \_\_\_\_\_

State of AZ County of Maricopa

Subscribed and sworn to before me on this 15 day of Jan 2026

Notary Public Cindy K. McGraugh

Notary Expiration Date 1/14/28

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2026-004197  
 RECORD DATE 01/20/2026

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 0 1 / 2 0 2 6  
 Digits): Month/Year

12. DOWN PAYMENT \$ 0.00 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from  
 Financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 c.  Assumption of existing loan(s) f.  Other financing; Specify:  
 d.  Seller Loan (Carryback)

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:  
 \$ 0.00 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:

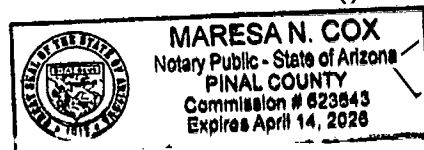
- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No   
 If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

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

Gary V. Lambert and Tanya K. Lambert  
8807 E Saguaro Blossom Road  
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached  
 Signature of Buyer / Agent Cindy K. McGraugh  
 State of AZ County of Pinal  
 Subscribed and sworn to before me on this 15 day of Jan 2026  
 Notary Public Maresa N. Cox  
 Notary Expiration Date 4-14-26



**EXHIBIT 'A'**

File No.: **240-6380258 (ckm)**

Property: **8807 E Saguaro Blossom Road, Gold Canyon, AZ 85118**

**Lot 43, of IRONWOOD-III UNIT ONE AT MOUNTAINBROOK VILLAGE, according to the plat of record in the Office of the County Recorder Of Pinal County, Arizona, recorded in Cabinet B, Slide 58;**

**Except 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material which may be determined to be particularly essential to the production of fissionable materials as provided by ARS 37-231, as reserved in the patent from the State of Arizona, recorded in Docket 1144, Page 465.**

**A.P.N. 104-80-0430.1**