



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 01/23/2026 1021

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2026-005261

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Jordan Ryan Woods and Karen Nicole Woods

WARRANTY DEED

Escrow No. 240-6380708 (ckm)

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

Mark Daniel Kern and Jamey Diane Kern, trustees, or any successor trustees, of The Kern Family Trust dated June 26, 2024, and any amendments thereto, the GRANTOR does hereby convey to

Jordan Ryan Woods and Karen Nicole Woods, 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 29, of PONDEROSA VILLAGE AT SUPERSTITION FOOTHILLS, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 10, and Affidavit of Correction recorded as 98-017084 and recorded as 98-024008, both of Official Records;

Except 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, fossils, fertilizer of every name and description and except all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in Section 37-231, ARS, as reserved in the patent to said land.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

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

File No.: 240-6380708 (ckm)
A.P.N.: 104-92-0290 4

Warranty Deed - continued

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

DATED: January 08, 2026

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

Mark Daniel Kern and Jamey Diane Kern,
trustees, or any successor trustees, of The Kern
Family Trust dated June 26, 2024, and any
amendments thereto

 Trustee

Mark Daniel Kern, Trustee

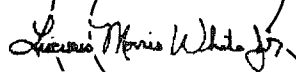
Jamey Diane Kern, Trustee

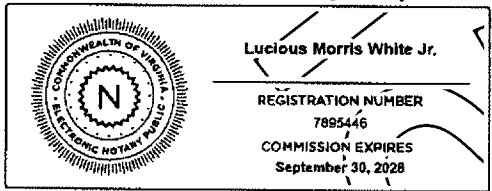
STATE OF Virginia
County of Prince William) ss.

On 01/19/2026, before me, the undersigned Notary Public,
personally appeared Mark Daniel Kern and ~~Jamey Diane Kern, trustees~~, or any successor trustees, of The
Kern Family Trust dated June 26, 2024, 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: 09/30/2028


Notary Public Lucious Morris White Jr.



Notarized remotely online using communication technology via Proof.

File No.: 240-6380708 (ckm)
A.P.N.: 104-92-0290 4

Warranty Deed - continued

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

DATED: January 08, 2026

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Mark Daniel Kern and Jamey Diane Kern,
trustees, or any successor trustees, of The Kern
Family Trust dated June 26, 2024, and any
amendments thereto

Signed in counterpart

Mark Daniel Kern, Trustee

Jamey Diane Kern
Jamey Diane Kern, Trustee

STATE OF

County of

AZ
Pinal ss.

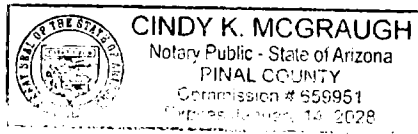
On Jan 15, 2026, before me, the undersigned Notary Public,
personally appeared ~~Mark Daniel Kern~~ and Jamey Diane Kern, trustees, or any successor trustees, of The
Kern Family Trust dated June 26, 2024, personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) 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



File No.: 240-6380708 (ckm)
A.P.N.: 104-92-0290 4

Warranty Deed - continued

BENEFICIARY DISCLOSURE

January 08, 2026

First American Title Insurance Company
6877 South Kings Ranch Road, Ste 5
Gold_Canyon, AZ 85118

RE: Escrow No. 240-6380708

The undersigned, being the Trustee(s) of the The Kern Family Trust dated June 26, 2024, 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, are as follows:

NAME: Mark Daniel Kern

ADDRESS: 2834 S First Water Lane, Gold Canyon, AZ 85118


NAME: _____

ADDRESS: _____

NAME: _____

ADDRESS: _____

The Kern Family Trust dated June 26, 2024



Mark Daniel Kern, Trustee

Jamey Diane Kern, Trustee

File No.: 240-6380708 (ckm)
A.P.N.: 104-92-0290 4

Warranty Deed - continued

BENEFICIARY DISCLOSURE

January 08, 2026

First American Title Insurance Company
6877 South Kings Ranch Road, Ste 5
Gold Canyon, AZ 85118

RE: Escrow No. 240-6380708

The undersigned, being the Trustee(s) of the The Kern Family Trust dated June 26, 2024, 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, are as follows:

NAME:

Jamey Kern Mark Kern

ADDRESS:

2834 South First Water Lane
Gold Canyon AZ 85118

NAME:

ADDRESS:

NAME:

ADDRESS:

The Kern Family Trust dated June 26, 2024

Mark Daniel Kern, Trustee

Jamey Diane Kern
Jamey Diane Kern, Trustee

File No.: 240-6380708 (ckm)
A.P.N.: 104-92-0290 4

Warranty Deed - continued

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 01/08/2026 by and between Mark Daniel Kern and Jamey Diane Kern, trustees, or any successor trustees, of The Kern Family Trust dated June 26, 2024, and any amendments thereto and Jordan Ryan Woods and Karen Nicole Woods, 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: 01/08/2026

Jordan Ryan Woods

Jordan Ryan Woods

Karen Nicole Woods

Karen Nicole Woods

STATE OF Arizona)
) ss.
County of Maricopa)

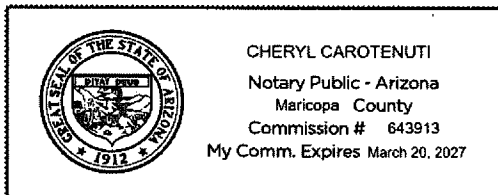
On January 16th 2026, before me, the undersigned Notary Public, personally appeared **Jordan Ryan Woods and Karen Nicole Woods**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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.

My Commission Expires: 03/20/2027

Cheryl Carotenuti

Notary Public Cheryl Carotenuti



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-92-0290 4
 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:

The Kern Family Trust dated June 26, 2024
2834 S First Water Ln
Gold Canyon, AZ 85118

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

Jordan Ryan Woods and Karen Nicole Woods
2042 East Marquette Drive
Gilbert, Az 85234

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

4. ADDRESS OF PROPERTY:

3405 S Ponderosa Drive
Gold Canyon, AZ 85118

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

Jordan Ryan Woods and Karen Nicole Woods
2042 East Marquette Drive
Gilbert, Az 85234

(b) Next tax payment due 10/2026

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. Agriculture
- 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:

- 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 _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

Notarized remotely online using communication technology via Proof.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2026-005261
 RECORD DATE 01/23/2026

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: \$ 365,000.00 00

11. DATE OF SALE (Numeric Digits): 0 1 / 2 0 2 6 Month/Year

12. DOWN PAYMENT \$ 0.00 00

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:
 \$ 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):
Jordan Ryan Woods and Karen Nicole Woods

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Attached.

Jordan Ryan Woods
 Signature of Buyer / Agent

State of Arizona _____, County of Maricopa

Subscribed and sworn to before me on this 16th day of January 2026

Notary Public Cheryl Carotenui

Notary Expiration Date 03/20/2027



CHERYL CAROTENUI
 Notary Public - Arizona
 Maricopa County
 Commission # 643813
 My Comm. Expires March 20, 2027

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 104-92-0290 4
 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:
The Kern Family Trust dated June 26, 2024
2834 S First Water Ln
Gold Canyon, AZ 85118

3. (a) BUYER'S NAME AND ADDRESS:
Jordan Ryan Woods and Karen Nicole Woods
2042 East Marquette Drive
Gilbert, Az 85234
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
3405 S Ponderosa Drive
Gold Canyon, AZ 85118

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Jordan Ryan Woods and Karen Nicole Woods
2042 East Marquette Drive
Gilbert, Az 85234
 (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

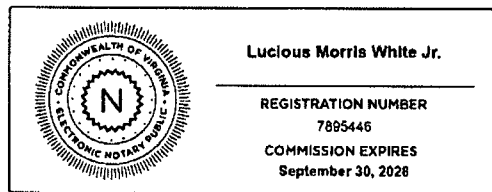
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 above, please check one of the following:
 a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.
 See reverse side for definition 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 Virginia, County of Prince William
 Subscribed and sworn to before me on this 19th day of January 20 26
 Notary Public Lucious Morris White Jr.
 Notary Expiration Date 09/30/2028

DOR FORM 82162 (04/2014)



Notarized remotely online using communication technology via Proof.

FOR RECORDER'S USE ONLY

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: \$ 365,000.00 00

11. DATE OF SALE (Numeric Digits): 0 1 / 2 0 2 6 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
 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:
 \$ 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):
Jordan Ryan Woods and Karen Nicole Woods

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Attached

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'

File No.: **240-6380708 (ckm)**

Property: **3405 S Ponderosa Drive, Gold Canyon, AZ 85118**

Lot 29, of PONDEROSA VILLAGE AT SUPERSTITION FOOTHILLS, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 10, and Affidavit of Correction recorded as 98-017084 and recorded as 98-024008, both of Official Records;

Except 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, fossils, fertilizer of every name and description and except all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in Section 37-231, ARS, as reserved in the patent to said land.

A.P.N. 104-92-0290 4

OFFICIALS