



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/08/2026 1051
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2026-028748

RECORDING REQUESTED BY:
Agave Title Agency

AND WHEN RECORDED MAIL TO:
Kathleen A. Hilbert
62856 E. Thunder Rock Dr.
Tucson, AZ 85739

ESCROW NO.: A26-15048

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Agierose, LLC, a Wyoming limited liability company

do/does hereby convey to

Kathleen A. Hilbert, an unmarried person and Mark Rorey McCrary, an unmarried person, as Joint Tenants with right of survivorship

the following real property situated in Pinal County, State of Arizona:

Lot 30 of **SADDLEBROOKE - UNIT TWENTY (AMENDED)**, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 112;

EXCEPTING all minerals and all uranium, thorium, or other materials which are or may be determined to be peculiarly essential to the production of fissionable materials as reserved in the Patent recorded in Docket 56, Page 40;

EXCEPT all water, oil, gas minerals and rights thereto.

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: April 3, 2026

GRANTOR(S):

Agierose, LLC, a Wyoming limited liability company

BY: Janet Wilson
Janet Wilson
Managing Member

State of Wyoming }ss:
County of Sheridan

On this 7 day of April, 2026 before me, the Undersigned Notary Public in and for said County and State, personally appeared Janet Wilson, Managing Member of Agierose, LLC, a Wyoming limited liability company, 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument WITNESS my hand and official seal.

Aleta M. Ulery FOR NOTARY SEAL OR STAMP
Notary Public (signature)
My Commission Expires: 4-15-2028

ALETA M. ULERY
Notary Public - State of Wyoming
Commission ID: 151703
My Commission Expires Apr. 15, 2028

Agierose, LLC

ESCROW NO.: A26-15048

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED April 3, 2026, Wherein

Agierose, LLC, a Wyoming limited liability company

as Grantors, convey to

Kathleen A. Hilbert, an unmarried person and Mark Rorey McCrary, an unmarried person, as Joint Tenants with right of survivorship

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 30 of SADDLEBROOKE - UNIT TWENTY (AMENDED), a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 112;

EXCEPTING all minerals and all uranium, thorium, or other materials which are or may be determined to be peculiarly essential to the production of fissionable materials as reserved in the Patent recorded in Docket 56, Page 40;

EXCEPT all water, oil, gas minerals and rights thereto.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: April 3, 2026

Grantee(s):

Kathleen A. Hilbert
Kathleen A. Hilbert

Mark Rorey McCrary

State of Arizona

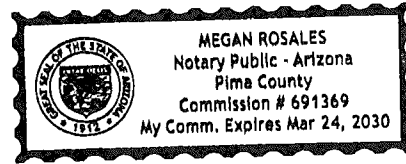
County of Pima

On this 6th day of April, 2026 before me, the Undersigned Notary Public in and for said County and State, personally appeared Kathleen A. Hilbert, 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Notary Public

My Commission Expires: 3/24/30



FOR NOTARY SEAL OR STAMP

State of

County of

On this _____ day of April, 2026 before me, the Undersigned Notary Public in and for said County and State, personally appeared Mark Rorey McCrary, 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Notary Public

My Commission Expires: _____

ACCEPTANCE OF JOINT TENANCY DEED

ESCROW NO.: A26-15048

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED April 3, 2026, Wherein

Agierose, LLC, a Wyoming limited liability company
as Grantors, convey to

Kathleen A. Hilbert, an unmarried person and Mark Rorey McCrary, an unmarried person, as Joint Tenants with
right of survivorship

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the
property legally described as:

Lot 30 of SADDLEBROOKE - UNIT TWENTY (AMENDED), a subdivision of Pinal County, Arizona,
according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 112;

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Docket 56, Page 40;

EXCEPT all water, oil, gas minerals and rights thereto.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said
property as joint tenants with right of survivorship, and not as community property, and not as Tenants in
Common.

Dated: April 3, 2026

Grantee(s):

Kathleen A. Hilbert
Kathleen A. Hilbert

Mark Rorey McCrary
Mark Rorey McCrary

State of Arizona

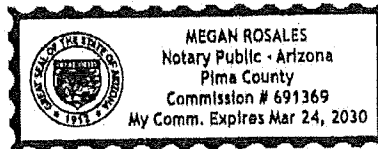
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FOR NOTARY SEAL OR STAMP

Notary Public

My Commission Expires: 3/24/30



FOR NOTARY SEAL OR STAMP

State of Texas

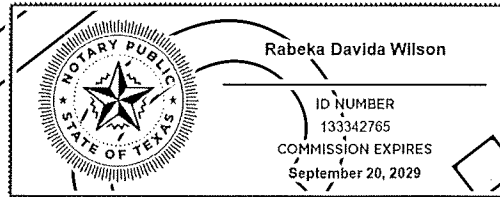
County of Dallas

On this 6th day of April, 2026 before me, the Undersigned Notary Public in and for said County and State, personally appeared Mark Rorey McCrary, 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Notary Public

My Commission Expires: 09/20/2029



Electronically signed and notarized online using the Proof platform.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2026-028748
 RECORD DATE 04/08/2026

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 305-73-0300
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS
Aglerose, LLC, a Wyoming limited liability company
325 Bird Farm Road
Sheridan, WY 82801

3. (a) BUYER'S NAME AND ADDRESS:
Kathleen A. Hilbert and Mark Rorey McCrary
62856 E. Thunder Rock Dr.
Tucson, AZ 85739-2437

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

4. ADDRESS OF PROPERTY:
64324 E. Wind Ridge Circle
Saddlebrooke, AZ 85739

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Kathleen A. Hilbert and Mark Rorey McCrary
64324 E. Wind Ridge Circle
Saddlebrooke, AZ 85739
 (b) Next tax payment due: October 1, 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. Agricultural
 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.

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: \$ 345,000 00

11. DATE OF SALE (Numeric Digits): 03 / 2026
 Month / Year

12. DOWN PAYMENT \$ 345,000 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:
 \$ > < > 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: _____

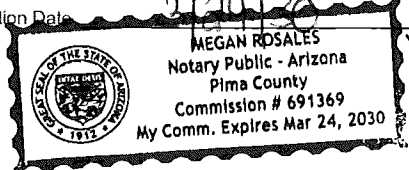
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Agave Title Agency
8580 N Oracle Road, Suite 180
Oro Valley, AZ 85704

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Exhibit "A" attached hereto and made a part hereof.

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 (02/2019)

Signature of Buyer / Agent Kathleen Hilbert
 State of AZ, County of Pima
 Subscribed and sworn to before me on this 10 day of April 2026
 Notary Public _____
 Notary Expiration Date 2/21/25



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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Primary Parcel: 305-73-0300
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Tucson, AZ 85739-2437

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

4. ADDRESS OF PROPERTY:

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 Affixed Not Affixed
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- c. Joint Tenancy Deed
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8580 N Oracle Road, Suite 180
Oro Valley, AZ 85704

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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: Janet Wilson
State of Wyoming, County of Sheridan
Subscribed and sworn to before me on this 7 day of April, 2026
Notary Public: Aleta M. Ulery
Notary Expiration Date: 4-15-2028

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

ALETA M. ULERY
Notary Public - State of Wyoming
Commission ID: 151703
My Commission Expires Apr. 15, 2028

EXHIBIT "A"

Lot 30 of SADDLEBROOKE - UNIT TWENTY (AMENDED), a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet B, Slide 112;

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HOFFMAN