
To: The Town of Oro Valley
11000 North La Canada Drive
Oro Valley, AZ 85737

DATE: 1/27/2020

PROJECT: Stone Canyon Ph. VII

PROJECT #: 19aqa01

SUBJECT: Proposed PAD Amendment and Conditional Use Permit Applications to
Permit Continuation of Historic Grazing Activities

The Martin Ranch Company's grazing operation extends over approximately 25,000 acres of land in Rancho Vistoso, northern Pima County, and southern Pinal County. Martin Ranch has been actively grazing in this part of southern Arizona since 1985, although of course cattle grazing is an historic activity in the area dating back well over a century. The Martin grazing area is a collection of leases, mostly on State Trust land, but also on some privately held acreage. One of the privately held properties that Martin Ranch leases is the subject property comprising the northern 209± acres of Stone Canyon Phase VII. The subject property has been actively grazed since 1987, is fenced, and supports up to three head of cattle according to AZ Dept. of Agriculture regulations. Over the years there have been almost no reports of loose cattle in Stone Canyon, and no actual complaints because the ranchers are quick to respond. In fact, most residents are likely unaware that most undeveloped lands within Stone Canyon have been grazed since before Stone Canyon was started. Incidentally, the 200 acres of open space directly east of the subject property was also grazed for many years prior to its dedication to the Town of Oro Valley.

The subject property was platted in 2006 but has not yet been built or offered for sale to individual homeowners. The current owners are not land developers and have no intention of developing the land. They received the property in lieu of debt payment from the previous owner. Unfortunately, the property tax valuation on the subject property recently increased due to a determination by the County Assessor that grazing is not a permitted use on the property despite the fact that the property has been grazed continuously for decades. This PAD amendment request seeks to rectify that issue by adding the established, historic "grazing" land use as a conditionally permitted land use in the Rancho Vistoso PAD's Low Density Residential (LDR) land use designation. Our concurrent Conditional Use Permit application is dependent on the approval of the PAD amendment and will formalize the existing grazing land use as permitted in order to regain the corresponding tax status on the property until this phase of Stone Canyon is ready for development.

We held a neighborhood meeting on January 9, 2020. Approximately 15 people attended, including several residents and Planning & Zoning Commission members. No significant concerns were raised, and Town staff concluded that a second meeting was not needed.

State Law requires municipal zoning regulations to be uniform throughout each zone, with the ability to establish conditionally allowed uses to be considered on a case-by-case basis when special circumstances exist. Accordingly, we propose the following text to be added to The Rancho Vistoso PAD, Section 1.3.B.2.b.:

Conditionally Permitted Uses: Farms and Ranches, subject to the following: (a) Farm uses shall require a minimum of 144,000 contiguous square feet of lot area, (b) Grazing and raising of horses and livestock other than swine with no more than one head of livestock more than six months of age per thirty thousand square feet of lot area, (c) Ranch uses shall require a minimum of ten contiguous acres of lot area, and (d) the Conditional Use Permit criteria in OVZCR Section 22.5.

There are several strong arguments supporting this proposal:

- The property has been actively grazed for many years without problems. Light grazing such as that which occurs on the property does not create a land use compatibility issue.
- The active Martin Ranch grazing lease extends all the way east to Oracle Road, adjacent to the northern edge of the Estates at Honeybee Ridge and Sun City. Town staff confirmed that there is no evidence or history of land use compatibility issues.
- Granting of this CUP request will not be materially detrimental to the public health, safety, or welfare. The characteristics of the use proposed are very compatible with the types of uses permitted in the surrounding area, as evidenced by decades of grazing without land use compatibility complaints.
- Grazing is allowed in Stone Canyon CC&Rs.
- Grazing is approved by the Stone Canyon HOA.

Thank you for your consideration of these requests. Please do not hesitate to contact me with any questions or comments.

Sincerely,



Paul Oland

Subject property Owners / Applicants:

Title Security Agency LLC Trust #201402-T Attn: Robert & Marie Hansen Foundation,
Title Security Agency LLC Trust #201403-T Attn: Hansen Investment Trusts,
Title Security Agency LLC Trust #201604-T Attn: Robert A. Hansen Family Trust, and
Robert A Hansen Family Trust
Attn: Jan Vernon, Vice-President, Asset Manager
12475 N. Rancho Vistoso Blvd., Suite 101
Oro Valley, AZ 85755

Title Security Agency LLC Trust #201403-T
2730 E. Broadway Blvd., Ste 100
Tucson AZ 85716

[illegible]

SUBJECT PROPERTIES LIST (CONT'D)

<u>APN</u>	<u>Description</u>	<u>Owner</u>
219-06-2410	Lot 474	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2420	Lot 475	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2430	Lot 476	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2440	Lot 477	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2450	Lot 478	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2460	Lot 479	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2470	Lot 480	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2480	Lot 481	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2490	Lot 482	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2500	Lot 483	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2510	Lot 484	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-2520	Lot 485	Title Security Agency LLC Trust #201403-T, Attn: Hansen Investment Trusts
219-06-254A (A Portion)	Open Space Tract	Title Security Agency LLC Trust #201403-T
219-06-254B	Open Space Tract	Robert A Hansen Family Trust

PROJECT: Stone Canyon Ph. VII PAD Amend. & Conditional Use Permit

PROJECT #: 19aqa01

SUBJECT: Public Outreach Report

DATE: 1/27/2019

1. Neighborhood Meetings Held

A neighborhood meeting was on Thursday, January 9, 2020 in Oro Valley Town Council chambers, which is accessible to the general public and provides access for persons with disabilities. The meeting was an educational session to inform stakeholders of the Town's process and applicable provisions of the Zoning Code. It was also an opportunity to present the proposal, solicit feedback, and discuss and address any concerns.

Approximately 15 people attended the meeting. Guests included several nearby residents from within Stone Canyon, several residents from elsewhere in Oro Valley, and several Planning & Zoning Commissioners. A copy of the sign-in sheet is attached to this report.

2. Meeting Notification Methods

The Town mailed notifications of the meeting to stakeholders per the notification requirements of Town Code.

3. Comment Letters Received

We have not received any correspondence from interested parties.

4. Issues Raised at the Meeting

No significant issues or concerns were raised at the neighborhood meeting. One attendee asked about the grazing area's proximity to existing homes, and whether there would be any issues with odor. A project neighbor commented that he has lived next to this grazing area for years and has never had odor or any other complaints. Another attendee asked why the proposal includes all properties zoned 'Low-Density Residential' within the Rancho Vistoso PAD, and not just the subject property. Town staff explained that State Law prohibits non-uniform regulations within a zoning district.

5. Solutions and Unresolved Issues

No problems were identified that required solutions. There are no unresolved issues.

1902612




TOWN OF ORO VALLEY
NEIGHBORHOOD MEETING SIGN-IN SHEET


Please print legibly

Date 1/9/2020 Project Name Stone Canyon VII - Grazing

Name	Street Address	Zip Code
<input checked="" type="checkbox"/> Grace Nelson	✓ 12939 W Carlsbad Pl	85755
<input checked="" type="checkbox"/> Stephen Roach	✓ 1307 W. STONE FOREST PL	85765
<input checked="" type="checkbox"/> Celeste Garbill	✓ 247 W. Brinkley Springs Dr.	85755
<input checked="" type="checkbox"/> Dan Sturmon	✓ 13214 N Fuffgrass Pl	85755
<input checked="" type="checkbox"/> Hal Bergsma	✓ 160 E. Carolwood Dr	
<input checked="" type="checkbox"/> Jim Weaver	✓ 4356 N. Atfield Pl	85719
<input checked="" type="checkbox"/> Kathleen Kuntz	✓ 7225 N. Mona Lisa Road	85746
<input checked="" type="checkbox"/> Richard Maes	✓ 4940 E. Cholla Scents	85254
<input checked="" type="checkbox"/> Shir Lamonna	✓ 12119 N. Kylene Canyon Dr DV	85755
<input checked="" type="checkbox"/> David Smoler	✓ 13873 N STONE GATE PL	85755
<input checked="" type="checkbox"/> Rod & Suzanne Rupp	✓ 1470 W TORTOLITA MOUNTAIN CIRCLE	85755

When recorded return to:
Title Security Agency LLC
2730 E. Broadway Blvd., Ste. 100
Tucson, Arizona 85716
Attn: Trust Dept.

* E RECORDING * Page 1 of 6	
	
SEQUENCE:	20160750407
No. Pages:	6
3/15/2016	3:20 PM
F. ANN RODRIGUEZ, RECORDER	
Recorded By: TLR(e-recording)	



54504345AS

SPECIAL WARRANTY DEED

Trust No.: TSA 201402-T
Exempt: A.R.S. §11-1134 (B)(8)

For the consideration of Ten and no/100 Dollars, and other valuable considerations, we, PAUL T. CLIFTON, TRUSTEE, SUSAN LEA CLIFTON, CO-TRUSTEE AND JAN VERNON, CO-TRUSTEE OF THE ROBERT AND MARIE HANSEN FOUNDATION DATED JULY 1, 2001, the GRANTOR does hereby convey to TITLE SECURITY AGENCY, LLC, a Delaware limited liability, Trust No. 201402-T, as Trustee only and not otherwise, the GRANTEE, the following described real property situated in Pima County, Arizona:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record:

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject the matters above set forth.

Disclosure of trust beneficiary of Title Security Agency of Arizona, LLC, Trust No. 201402-T is: THE ROBERT AND MARIE HANSEN FOUNDATION DATED JULY 1, 2001, 12475 N. Rancho Vistoso Blvd., #101, Oro Valley, Arizona 85755.

DATED: 2/26/16

PAUL T. CLIFTON, TRUSTEES OF THE
ROBERT AND MARIE HANSEN
FOUNDATION DATED JULY 1, 2001

By: Paul T. Clifton
Paul T. Clifton, Trustee

SUSAN LEA CLIFTON, CO- TRUSTEES OF
THE ROBERT AND MARIE HANSEN
FOUNDATION DATED JULY 1, 2001

By: Susan Lea Clifton
Susan Lea Clifton, Co-Trustee

JAN VERNON, CO- TRUSTEES OF THE
ROBERT AND MARIE HANSEN
FOUNDATION DATED JULY 1, 2001

By: Jan Vernon
Jan Vernon, Co-Trustee

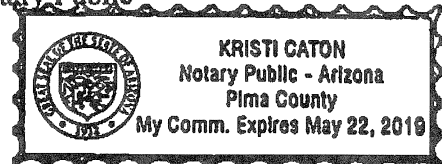
STATE OF ARIZONA)
)ss.
County of Pima)

On February 26, 2016, before me, the undersigned Notary Public, personally appeared Paul T. Clifton, personally known to me (or proven 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.

My Commission Expires:
05/22/2019

Kristi Caton
Notary Public



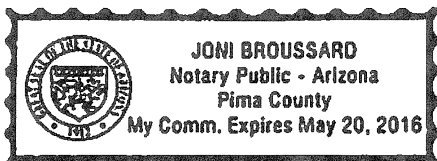
STATE OF ARIZONA)
)ss.
County of Pima)

On 3/1, 2016, before me, the undersigned Notary Public, personally appeared Susan Lea Clifton, personally known to me (or proven 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.

My Commission Expires:
May 20, 2016

Joni Broussard
Notary Public



STATE OF ARIZONA)
)ss.
County of Pima)

On March 27, 2016, before me, the undersigned Notary Public, personally appeared Jan Vernon, personally known to me (or proven 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.

My Commission Expires:

7/26/18


Notary Public

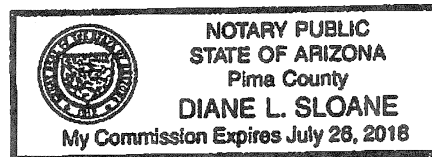


EXHIBIT "A"
Legal description of Trust Property

THAT PORTION OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION;

THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 1965.55;

THENCE SOUTH 04 DEGREES 04 MINUTES 50 SECONDS EAST, 228.31 FEET;

THENCE SOUTH 06 DEGREES 27 MINUTES 23 SECONDS EAST, 177.83 FEET;

THENCE SOUTH 41 DEGREES 32 MINUTES 56 SECONDS EAST, 297.64 FEET;

THENCE SOUTH 09 DEGREES 30 MINUTES 21 SECONDS WEST, 438.95 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 82 DEGREES 24 MINUTES 37 SECONDS EAST, 135.32 FEET;

THENCE SOUTH 51 DEGREES 36 MINUTES 16 SECONDS EAST, 583.52 FEET;

THENCE SOUTH 33 DEGREES 27 MINUTES 31 SECONDS EAST, 337.11 FEET;

THENCE SOUTH 09 DEGREES 49 MINUTES 29 SECONDS EAST, 418.52 FEET;

THENCE SOUTH 70 DEGREES 05 MINUTES 49 SECONDS WEST, 273.17 FEET;

THENCE SOUTH 85 DEGREES 20 MINUTES 40 SECONDS WEST, 263.10 FEET;

THENCE SOUTH 12 DEGREES 10 MINUTES 21 SECONDS WEST, 626.29 FEET;

THENCE NORTH 63 DEGREES 18 MINUTES 58 SECONDS WEST, 207.48 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 42 MINUTES 05 SECONDS, FOR AN ARC DISTANCE OF 205.95 FEET TO A POINT OF A REVERSE CURVE;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 05 MINUTES 28 SECONDS, FOR AN ARC DISTANCE OF 198.92 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 61 DEGREES 49 MINUTES 46 SECONDS EAST;

THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 00 MINUTES 11 SECONDS, FOR AN ARC DISTANCE OF 219.93 FEET TO A POINT OF A REVERSE CURVE;

THENCE NORTHERLY ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 63.40 FEET TO A POINT OF A NON TANGENT LINE;

THENCE SOUTH 86 DEGREES 08 MINUTES 39 SECONDS WEST, 236.52 FEET;

THENCE SOUTH 85 DEGREES 06 MINUTES 27 SECONDS WEST, 282.21 FEET;

THENCE NORTH 35 DEGREES 32 MINUTES 24 SECONDS WEST, 18.00 FEET;

THENCE SOUTH 54 DEGREES 27 MINUTES 36 SECONDS WEST, 107.18 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 162.00 FEET, A CENTRAL ANGLE OF 55 DEGREES 14 MINUTES 21 SECONDS, FOR AN ARC DISTANCE OF 156.19 FEET TO A POINT OF A NON-TANGENT LINE;

THENCE NORTH 88 DEGREES 58 MINUTES 29 SECONDS WEST, 20.43 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE WESTERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 47 MINUTES 02 SECONDS, FOR AN ARC DISTANCE OF 148.50 FEET TO A POINT OF A NON-TANGENT LINE;

THENCE NORTH 24 DEGREES 45 MINUTES 31 SECONDS WEST, 72.48 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 44 DEGREES 05 MINUTES 32 SECONDS, FOR AN ARC DISTANCE OF 192.39 FEET TO A POINT OF A REVERSE CURVE;

THENCE NORTHERLY ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 33 DEGREES 24 MINUTES 14 SECONDS, FOR AN ARC DISTANCE OF 131.18 FEET TO A POINT OF A COMPOUND CURVE;

THENCE NORTHERLY ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 24 MINUTES 03 SECONDS, FOR AN ARC DISTANCE OF 282.23 FEET TO A POINT OF A COMPOUND CURVE;

THENCE NORTHERLY ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 43 DEGREES 34 MINUTES 20 SECONDS, FOR AN ARC DISTANCE OF 228.14 FEET TO A POINT OF TANGENCY;

THENCE NORTH 37 DEGREES 31 MINUTES 35 SECONDS EAST, 95.28 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 66 DEGREES 38 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 348.96 FEET TO A POINT OF TANGENCY;

THENCE NORTH 29 DEGREES 07 MINUTES 13 SECONDS WEST, 39.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 36 DEGREES 13 MINUTES 58 SECONDS, FOR AN ARC DISTANCE OF 126.48 FEET TO A NON-TANGENT LINE;

THENCE NORTH 24 DEGREES 38 MINUTES 49 SECONDS EAST, 104.03 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 34 MINUTES 37 SECONDS, FOR AN ARC DISTANCE OF 91.76 FEET TO A POINT OF TANGENCY;

THENCE NORTH 77 DEGREES 13 MINUTES 26 SECONDS EAST, 86.49 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 30 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 163.65 FEET TO A POINT OF TANGENCY;

THENCE NORTH 14 DEGREES 42 MINUTES 56 SECONDS EAST, 42.72 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 26 MINUTES 53 SECONDS, FOR AN ARC DISTANCE OF 56.63 FEET TO A POINT OF A REVERSE CURVE;

THENCE NORTHERLY ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 11 DEGREES 51 MINUTES 35 SECONDS, FOR AN ARC DISTANCE OF 41.40 FEET TO A POINT OF A NON TANGENT LINE;

THENCE SOUTH 76 DEGREES 00 MINUTES 07 SECONDS EAST, 780.87 FEET;


THENCE SOUTH 82 DEGREES 24 MINUTES 37 SECONDS EAST, 341.97 FEET TO THE POINT OF BEGINNING.


NOW KNOWN AS:

LOTS 446 THROUGH 460, INCLUSIVE AND 463 THROUGH 467, INCLUSIVE AND A PORTION OF COMMON AREA A, OF STONE CANYON VII, RANCHO VISTOSO NEIGHBORHOOD 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS AND PLATS, PAGE 15 AND DECLARATION OF SCRIVENER'S REPORT RECORDED AS DOCKET 13797, PAGE 1358.

EXCEPT LOTS 461, 462, 468, 469 AND 470 OF STONE CANYON VII, RANCHO VISTOSO NEIGHBORHOOD 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA RECORDED IN BOOK 61 OF MAPS, PAGE 15.

When recorded return to:
Title Security Agency LLC
2730 E. Broadway Blvd., Ste. 100
Tucson, Arizona 85716
Attn: Trust Dept.

* E RECORDING * Page 1 of 3	
	
SEQUENCE:	20160750287
No. Pages:	3
3/15/2016	1:01 PM
F. ANN RODRIGUEZ, RECORDER	
Recorded By: GMS (e-recording)	



56504335A5

SPECIAL WARRANTY DEED

Trust No.: 201403-T
Exempt: A.R.S. §11-1134 (B)(8)

For the consideration of Ten and no/100 Dollars, and other valuable considerations, we, HANSEN INVESTMENT TRUSTS, an Arizona general partnership, the GRANTOR does hereby convey to TITLE SECURITY AGENCY, LLC, a Delaware limited liability company, Trust No. 201403-T, as Trustee only and not otherwise, the GRANTEE, the following described real property situated in Pima County, Arizona:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record:

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject the matters above set forth.

Disclosure of trust beneficiary of Title Security Agency, LLC, Trust No. 201403-T is:
HANSEN INVESTMENT TRUSTS, an Arizona general partnership, 12475 N. Rancho Vistoso Blvd. #101, Oro Valley, Arizona 85755

DATED: March 1, 2016

HANSEN INVESTMENT TRUSTS, an
Arizona general partnership
By: The Paul T. Clifton Charitable Remainder
Unitrust as managing partner
By: Paul T. Clifton
Paul T. Clifton, Co-Trustee


By: Gregory V. Gadian
Gregory V. Gadian, Co-Trustee

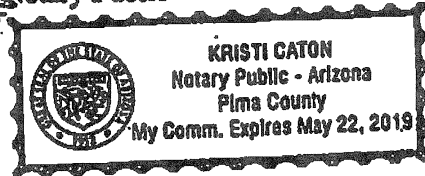
STATE OF ARIZONA)
)ss.
County of Pima)

On February 26, 2016, before me, the undersigned Notary Public, personally appeared Paul T. Clifton, personally known to me (or proven 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.

My Commission Expires:
05/22/2019




Notary Public


STATE OF ARIZONA)
)ss.
County of Pima)

On March 18, 2016, before me, the undersigned Notary Public, personally appeared Gregory V. Gadarian, personally known to me (or proven 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.

My Commission Expires:
01/25/2016



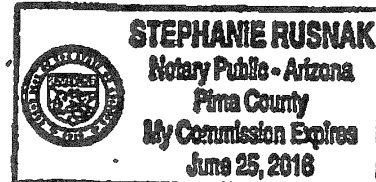
Notary Public


EXHIBIT "A"
Legal description of Trust Property

PARCEL NO. 1:

LOT 409, LOTS 411 THROUGH 417, INCLUSIVE, LOTS 474 THROUGH 485, INCLUSIVE, AND A PORTION OF COMMON AREA A, STONE CANYON VII RANCHO VISTOSO NEIGHBORHOOD 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED AS BOOK 61 OF MAPS AND PLATS, PAGE 15 AND DECLARATION OF SCRIVENER'S REPORT RECORDED AS DOCKET 13797, PAGE 1358.

PARCEL NO. 2:

THAT PORTION THE OPEN SPACE DESIGNATED AREA AS SHOWN ON STONE CANYON VII RANCHO VISTOSO NEIGHBORHOOD 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED AS BOOK 61 OF MAPS AND PLATS, PAGE 15 AND DECLARATION OF SCRIVENER'S REPORT RECORDED AS DOCKET 13797, PAGE 1358, LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 417, AND WESTERLY OF THE WESTERLY LINES OF LOTS 410, 411, 412, 413, 416 AND 417 AS THE LOTS ARE SHOWN ON THE ABOVE PLAT.

PARCEL NO. 3:

THAT PORTION THE OPEN SPACE DESIGNATED AREA AS SHOWN ON STONE CANYON VII RANCHO VISTOSO NEIGHBORHOOD 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED AS BOOK 61 OF MAPS AND PLATS, PAGE 15 AND DECLARATION OF SCRIVENER'S REPORT RECORDED AS DOCKET 13797, PAGE 1358, LYING SOUTHERLY OF THE SOUTHERLY LINES OF LOTS 404 AND 405 AND WESTERLY OF THE WESTERLY LINE OF LOT 406 AS THE LOTS ARE SHOWN ON THE ABOVE PLAT.



SEQUENCE: 20193520286
No. Pages: 3
12/18/2019 11:41 AM

F. ANN RODRIGUEZ, RECORDER
Recorded By: ICZ (e-recording)



RECORDING REQUESTED BY:
TITLE SECURITY AGENCY, LLC

WHEN RECORDED MAIL TO:
Title Security Agency, LLC
Attn: Trust Dept.
2730 E. Broadway #100
Tucson, Az 85716

Trust 9290 / 201604-T

EXEMPT PER 11-1134 B2

CAPTION HEADING: **SPECIAL WARRANTY DEED**

**This document is being re-recorded to correct the legal description
and for no other purpose.**

When recorded return to:
The Robert A. Hansen Family Trust
12475 N. Rancho Vistoso Blvd., #101
Oro Valley, Arizona 85755

* E RECORDING * Page 1 of 2

SEQUENCE: 20162990450
No. Pages: 2
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F. ANN RODRIGUEZ, RECORDER
Recorded By: LW(e-recording)



SPECIAL WARRANTY DEED

Trust Nos.: 9290 and 201604-T
Exempt: A.R.S. §11-1134 (B)(8)

For the consideration of Ten and no/100 Dollars, and other valuable considerations, we, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (redomesticated from California effective July 1, 2014), Trust No. 9290, as Trustee only and not otherwise, the GRANTOR does hereby convey to TITLE SECURITY AGENCY, LLC, a Delaware limited liability company, Trust No. 201604-T, as Trustee only and not otherwise, the GRANTEE, the following described real property situated in Pima County, Arizona:

445

Los 418 through ~~455~~ of STONE CANYON VII, RANCH VISTOSO
NEIGHBORHOOD 11, according to the plat of record in the Office of the County
Recorder of Pima County, Arizona, recorded in Book 61 of Maps, Page 15.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record:

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject the matters above set forth.

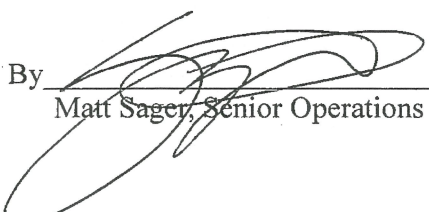
Disclosure of trust beneficiary First American Title Insurance Company Trust 9290 recorded in Docket 13757, Page 1134.

Disclosure of trust beneficiary Title Security Agency, LLC, Trust No. 201604-T is The Robert A. Hansen Family Trust, 12475 N. Rancho Vistoso Blvd., #101, Oro Valley, Arizona 85755.

DATED: April 5, 2016

FIRST AMERICAN TITLE INSURANCE COMPANY,
a Nebraska corporation (redomesticated from California
effective July 1, 2014), Trust No. 9290, as Trustee
only and not otherwise

By


Matt Sager, Senior Operations Counsel


STATE OF ARIZONA)
)ss.
County of Maricopa)

On April 5, 2016, before me, the undersigned Notary Public, personally appeared Matt Sager, personally known to me (or proven 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.

My Commission Expires:

10/4/2016


Notary Public

