

Unofficial Document

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After Recording Return To:

PNC Bank, N.A.
ATTN: Post Closing/Final
Documentation
P. O. Box 8800
Dayton, OH 45401-8800

Prepared By:

Magda Hays
PNC Bank, N.A.
P. O. Box 8800
Dayton, OH 45401-8800

SPACE ABOVE FOR RECORDERS USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

(Line of Credit For 1-4 Family Residential Property)

SPAFFORD
Loan #: xxxxxxx7712
PIN: 200-08-204

THIS DEED OF TRUST WITH ASSIGNMENT OF RENTS ("Deed of Trust"), dated November 21, 2025, is by Glenn Keith Spafford, Trustee of The Ley Spafford Family Revocable Trust dated February 23, 2015

Pamela Ley Spafford, Trustee of The Ley Spafford Family Revocable Trust dated February 23, 2015 with a mailing address of 8342 W Via Montoya Dr, PEORIA, AZ 85383, the person or persons signing as "Trustor" below and hereinafter referred to as "we" or "us", in favor of Clear Recon Corp with a mailing address of 3707 East Southern Avenue, Mesa, AZ 85206, and hereinafter referred to as the "Trustee", for benefit of PNC Bank, National Association ("PNC Bank, N.A.") with an address at 222 Delaware Avenue, Wilmington, DE 19801 as beneficiary, and hereinafter "you".

GRANT IN TRUST: In consideration of the loan hereinafter described, we hereby grant, convey, transfer and assign to the Trustee, with power of sale, for your benefit, the Premises located at: 8342 W VIA MONTOYA DR (Street), Peoria (Municipality), Maricopa (County), Arizona (State), 85383 (Zip) (the "Premises"), and further described as:

See Attached Exhibit A

The Premises includes all buildings and other improvements now or in the future on the Premises and all rights and interests which derive from our ownership, use or possession of the Premises and all appurtenances thereto, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all streets, lanes, alleys, passages, and ways; all easements, rights of way, all liberties, privileges, tenements, hereditaments, and

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appurtenances thereunto belonging or otherwise made appurtenant hereafter, and the reversions and remainders with respect thereto; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

LOAN: This Deed of Trust will secure your loan in the maximum principal amount of \$175,000.00 or so much thereof as may be advanced and advanced from time to time to **GLENN KEITH SPAFFORD** and **PAMELA LEY SPAFFORD** the Borrower(s) under the Choice Home Equity Line of Credit Agreement and Disclosure Statement (the "Agreement") dated **November 21, 2025**, plus interest and costs, late charges and all other charges related to the loan, all of which sums are repayable according to the Agreement, which has a maturity date of **December 10, 2065**. This Deed of Trust will also secure the performance of all of the promises and agreements made by us and each Borrower and Co-Signer in the Agreement, all of our promises and agreements in this Deed of Trust, any extensions, renewals, amendments, supplements and other modifications of the Agreement, and any amounts advanced by you under the terms of the section of this Deed of Trust entitled "Our Authority To You". Loans under the Agreement may be made, repaid and remade from time to time in accordance with the terms of the Agreement and subject to the Credit Limit set forth in the Agreement. **You are obligated to make advances to the Borrower(s) pursuant to the terms and conditions in the Agreement.**

OWNERSHIP: We are the sole owner(s) of the Premises. We have the legal right to grant a lien on the Premises.

TRUSTOR'S IMPORTANT OBLIGATIONS:

(a) **TAXES:** We will pay all real estate taxes, assessments, water charges and sewer rents relating to the Premises when they become due. We will not claim any credit on, or make deduction from, the loan under the Agreement because we pay these taxes and charges. We will provide you with proof of payment upon request.

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(b) **MAINTENANCE:** We will maintain the building(s) on the Premises in good condition. We will not make major changes in the building(s) except for normal repairs. We will not tear down any of the building(s) on the Premises without first getting your consent. We will not use the Premises illegally. If this Deed of Trust is on a unit in a condominium or a planned unit development, we shall perform all of our obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development and constituent documents.

(c) **INSURANCE:** We will keep the building(s) on the Premises insured at all times against loss by fire, flood and any other hazards you may specify. We may choose the insurance company, but our choice is subject to your reasonable approval. The policies must be for at least the amounts and the time periods that you specify. We will deliver to you upon your request the policies or other proof of the insurance. The policies must name you as "mortgagee" and "loss-payee" so that you will receive payment on all insurance claims, to the extent of your interest under this Deed of Trust, before we do. The insurance policies must also provide that you be given not less than 10 days prior written notice of any cancellation or reduction in coverage, for any reason. Upon request, we shall deliver the policies, certificates or other evidence of insurance to you. In the event of loss or damage to the Premises, we will immediately notify you in writing and file a proof of loss with the insurer. You may file a proof of loss on our behalf if we fail or refuse to do so. You may also sign our name to any check, draft or other order for the payment of insurance proceeds in the event of loss or damage to the Premises. If you receive payment of a claim, you will have the right to choose to use the money either to repair the Premises or to reduce the amount owing on the Agreement.

(d) **CONDEMNATION:** We assign to you the proceeds of any award or claim for damages, direct or

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consequential, in connection with any condemnation or other taking of the Premises, or part thereof, or for conveyance in lieu of condemnation, all of which shall be paid to you, subject to the terms of any deeds of trust that have priority to this Deed of Trust.

(e) SECURITY INTEREST: We will join with you in signing and filing documents and, at our expense, in doing whatever you believe is necessary to perfect and continue the perfection of your lien and security interest in the Premises.

(f) OUR AUTHORITY TO YOU: If we fail to perform our obligations under this Deed of Trust, you may, if you choose, perform our obligations and pay such costs and expenses. You will add the amounts you advance to the sums owing on the Agreement, on which you will charge interest at the interest rate set forth in the Agreement. If, for example, we fail to honor our promises to maintain insurance in effect, or to pay filing fees, taxes or the costs necessary to keep the Premises in good condition and repair or to perform any of our other agreements with you, you may, if you choose, advance any sums to satisfy any of our agreements with you and charge us interest on such advances at the interest rate set forth in the Agreement. This Deed of Trust secures all such advances. Your payments on our behalf will not cure our failure to perform our promises in this Deed of Trust. Any replacement insurance that you obtain to cover loss or damages to the Premises may be limited to the amount owing on the Agreement plus the amount of any deeds of trust that have priority to this Deed of Trust.

(g) HAZARDOUS SUBSTANCES: We shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Premises. We shall not do, nor allow anyone else to do, anything affecting the Premises that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Premises of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Premises. As used in this paragraph, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the jurisdiction where the Premises are located that relate to health, safety or environmental protection.

(h) SALE OF PREMISES: We will not sell, transfer ownership of, encumber or otherwise dispose of our interest in the Premises, in whole or in part, or permit any other lien or claim against the Premises without your prior written consent.

(i) INSPECTION: We will permit you to inspect the Premises at any reasonable time.

NO LOSS OF RIGHTS: The Agreement and this Deed of Trust may be negotiated or assigned by you without releasing us or the Premises. You may add or release any person or property obligated under the Agreement and this Deed of Trust without losing your rights in the Premises.

SUBSTITUTION OF TRUSTEE: You may remove the Trustee and appoint a successor Trustee to any Trustee appointed under this Deed of Trust. A Notice of Substitution of the Trustee will be signed and recorded in accordance with applicable law.

REMOVAL OF IMPROVEMENTS: We shall not demolish or remove any improvements from the Premises without your prior written consent. As a condition to the removal of any improvements, you may require us to make arrangements satisfactory to you to replace such improvements with improvements of at least equal value.

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COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS: We shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Premises. We may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as we have notified you in writing prior to doing so and so long as, in your sole opinion, your interests in the Premises are not jeopardized. You may require us to post adequate security or a surety bond, reasonably satisfactory to you, to protect your interest.

DUTY TO PROTECT: We agree to neither abandon nor leave unattended the Premises. We shall do all other acts set forth above in this section, which from the character and use of the Premises are reasonably necessary to protect and preserve the Premises.

COMPLIANCE WITH LAWS: We warrant that the Premises and our use of the Premises complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

SURVIVAL OF PROMISES: All promises, agreements and statements we have made in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature and shall remain in full force and effect until such time as the Agreement is paid in full.

DEFAULT: Except as may be prohibited by applicable law, and subject to any notice required by applicable law, if we default on any term in the Agreement and/or of any term of this Deed of Trust, you or the Trustee may, in accordance with applicable law, pursue and enforce any rights you or the Trustee have under applicable law, including, without limitation, the right to: (i) accelerate all amounts due under the Agreement; (ii) foreclose upon this Deed of Trust, invoke the power of sale conveyed hereunder and sell the Premises, either in whole or in part or in separate parcels at different times, if necessary, until the indebtedness due under the Agreement is satisfied or the Premises is exhausted, whichever occurs first; (iii) enter on and take possession of the Premises; (iv) collect the rental payments, including over-due rental payments¹ from tenants, and you are appointed as our agent and attorney-in-fact to collect any such rents by any appropriate proceeding; (v) manage the Premises, including signing, canceling and changing leases; and (vi) seek appointment of a receiver for the Premises and we hereby appoint you as our attorney-in-fact with authority to consent for us to the appointment of a receiver. This means that, among other rights you or the Trustee may pursue and enforce, you or the Trustee may arrange for the Premises to be sold, as provided by law, in order to pay off what we owe under the Agreement and under this Deed of Trust. If the money you receive from the sale is not enough to pay off what we owe you, we will still owe you the difference which you may seek to collect from us in accordance with applicable law. We agree that the interest rate set forth in the Agreement will continue before and after a default, entry of a judgment and foreclosure. Subject to applicable law, if you acquire the Premises at a forced sale following our default, our right to any insurance proceeds resulting from damage to the Premises prior to the acquisition shall pass to you to the extent of the sums secured by this Deed of Trust immediately prior to acquisition. In addition, subject to applicable law, you shall be entitled to collect all reasonable fees and costs actually incurred by you or your agents and/or the Trustee or the Trustee's agents arising out of or related to this Deed of Trust or the Agreement, including, but not limited to, reasonable attorneys' fees and costs of foreclosure, property preservation, documentary evidence, abstracts and title reports.

ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER: As additional security, we assign to you the rents of the Premises. You or a receiver appointed by the courts shall be entitled to enter upon, take possession of and manage the Premises and collect the rents of the Premises including those past due.

WAIVERS: To the extent permitted by applicable law, we waive and release any error or defects in proceedings to enforce this Deed of Trust and hereby waive the benefit of any present or future laws providing for stay of



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execution, extension of time, exemption from attachment, levy and sale and homestead exemption.

BINDING EFFECT: Each of us shall be fully responsible for all of the promises and agreements in this Deed of Trust. Until the Agreement has been paid in full and your obligation to make further advances under the Agreement has been terminated, the provisions of this Deed of Trust will be binding on us, our legal representatives, our heirs and all future owners of the Premises. This Deed of Trust is for your benefit and for the benefit of anyone to whom you may assign it. Upon payment in full of all amounts owing to you under the Agreement and this Deed of Trust, and provided any obligation to make further advances under the Agreement has terminated, this Deed of Trust and your rights in the Premises shall end.

NOTICE: Except for any notice required under applicable law to be given in another manner, (a) any notice to us provided for in this Deed of Trust shall be given by delivering it or by mailing such notice by regular first class mail addressed to us at the mailing address set forth above or to the last address appearing in your records or at such other address as we may designate by notice to you as provided herein, and (b) any notice to you shall be given by certified mail, return receipt requested, to your mailing address at **PNC Bank, National Association, P.O. Box 8800 Dayton, OH 45401-8800** or to such other address as you may designate by notice to us. Any notice provided for in this Deed of Trust shall be deemed to have been given to us or you when given in the manner designated herein.

RELEASE: Upon payment of all sums secured by this Deed of Trust and provided your obligation to make further advances under the Agreement has terminated the Trustee shall discharge this Deed of Trust without charge to us, except that we shall pay any fees for recording of a satisfaction of this Deed of Trust.

GENERAL: You or the Trustee can waive or delay enforcing any of your rights under this Deed of Trust without losing them. Any waiver by you of any provisions of this Deed of Trust will not be a waiver of that or any other provision on any other occasion.

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RIDERS: The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|---|---|--|
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Planned Unit Development Rider | <input checked="" type="checkbox"/> Other(s) [specify] Address Rider | |

THIS DEED OF TRUST has been signed by each of us under seal on the date first above written.

Glenn Keith Spafford Trustee 11-21-25

GLENN KEITH SPAFFORD, AS TRUSTEE OF The Ley Spafford Family Revocable Trust
UNDER TRUST INSTRUMENT DATED February 23, 2015 - DATE -

Pamela Ley Spafford Trustee 11-21-25

PAMELA LEY SPAFFORD, AS TRUSTEE OF The Ley Spafford Family Revocable Trust
UNDER TRUST INSTRUMENT DATED February 23, 2015 - DATE -



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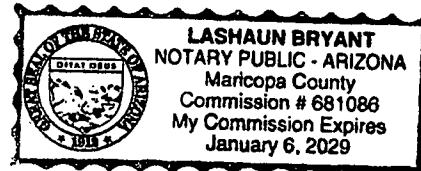
State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me this November 21, 2025 by,

Glenn Keith Spafford Trustee
Pamela Ley Spafford Trustee

Lashaun Bryant
Notary Public

My Commission Expires: 01-06-2029



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ADDRESS RIDER

SPAFFORD
Loan #: **xxxxxx7712**

This Address Rider is made this **21st** day of **November**, **2025**, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned to secure the Agreement, as defined in the Security Instrument, for the loan identified above, extended by **PNC Bank, National Association** and covering the property described in the Security Instrument and located at: **8342 W VIA MONTOYA DR, Peoria, AZ 85383**.

The Security Instrument is amended to include the addresses of all parties to the Security Instrument.

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**GLENN KEITH SPAFFORD and PAMELA LEY SPAFFORD and GLENN KEITH SPAFFORD
and PAMELA LEY SPAFFORD
8342 W Via Montoya Dr
PEORIA, AZ 85383**

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By signing below, the undersigned accept this Address Rider and agree that it amends and supplements the Security Instrument.

Glenn Keith Spafford Trustee

GLENN KEITH SPAFFORD, AS TRUSTEE OF The Ley Spafford Family Revocable Trust UNDER TRUST INSTRUMENT DATED February 23, 2015 - DATE - 11-21-25

Pamela Ley Spafford Trustee

PAMELA LEY SPAFFORD, AS TRUSTEE OF The Ley Spafford Family Revocable Trust UNDER TRUST INSTRUMENT DATED February 23, 2015 - DATE - 11-21-25

[Sign Original Only]

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Address Rider

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EXHIBIT "A"
LEGAL DESCRIPTION

SPAFFORD
Loan #: xxxxxxxx7712

Situated in Maricopa County, State of Arizona;

Lot Eighteen (18), CITRUS GARDEN ESTATES UNIT ONE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 222 of Maps, page 28.

PIN: 200-08-204

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