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ARIZONA DEPARTMENT OF WATER RESOURCES
BEFORE THE DIRECTOR

In the Matter of Certificate of Assured Water
Supply No. 27-401994.0000, Wingate and
Wingate East

**STIPULATION AND CONSENT ORDER
REVOKING CERTIFICATE OF
ASSURED WATER SUPPLY**

The Arizona Department of Water Resources (Department); A Tumbling T Ranches, an Arizona general partnership; and Stephen W. Grandy, as the current acting Trustee of the Leslie M. and Eleanor S. Grandy Revocable Trust dated May 7, 1993 agree as follows:

I. JURISDICTION

1. This Stipulation and Consent Order is entered into pursuant to the authority of the Director of the Department (Director) as set forth in A.R.S. §§ 45-105 and 45-576 and A.A.C. R12-15-709(A).

II. FACTUAL BACKGROUND

2. Wingate and Wingate East is a subdivision located in Maricopa County, Arizona, within the Phoenix Active Management Area.

3. On April 13, 2007, the Department issued Certificate of Assured Water Supply No. 27-401994.0000 (Certificate) for 904 lots in Buckeye, Arizona, for Wingate and Wingate East, with an estimated water demand of 523.17 acre-feet per year to Evergreen-Baseline & Watson LLC; J P & C B Gray Real Estate Holdings, LLC; Evergreen Communities LLC; and Evergreen, Beloat & Watson LLC.

4. Prior to the issuance of the Certificate, the land included in Wingate and Wingate East was

1 enrolled as member land in the Central Arizona Groundwater Replenishment District
2 (CAGRDR), pursuant to A.R.S. § 48-3774.

3
4 5. Title to the land included in the Certificate is currently held in the name of A Tumbling T
5 Ranches, an Arizona general partnership as to a portion of the land and in the name of
6 Eleanor S. Grandy, as Trustee of the Leslie M. and Eleanor S. Grandy Revocable Trust
7 dated May 7, 1993 as to the remaining portion of the land.

8
9 6. According to a Certification of Trust provided to the Department dated April 8, 2021,
10 Stephen W. Grandy is the current acting Trustee for the Leslie M. and Eleanor S. Grandy
11 Revocable Trust dated May 7, 1993, as amended.

12
13 7. In February 2020, Stephen W. Grandy, as the current acting Trustee of the Leslie M. and
14 Eleanor S. Grandy Revocable Trust dated May 7, 1993, as amended, submitted a request to
15 CAGRDR to terminate the member land status for Wingate and Wingate East. In April 2021,
16 A Tumbling T Ranches, an Arizona general partnership, submitted a request to CAGRDR to
17 terminate the member land status for Wingate and Wingate East.

18
19 8. In June 2021, Stephen W. Grandy, as the current acting Trustee of the Leslie M. and Eleanor
20 S. Grandy Revocable Trust dated May 7, 1993, as amended, and A Tumbling T Ranches,
21 an Arizona general partnership, submitted a request to the Department for revocation of the
22 Certificate.

23
24 9. The CAGRDR has verified that title to all of the lands contained within the Certificate are in
25 the names of A Tumbling T Ranches, an Arizona general partnership, and Eleanor S.
26

1 Grandy, as Trustee of the Leslie M. and Eleanor S. Grandy Revocable Trust dated May 7,
2 1993.

3
4 10. No residential lots within the Certificate plat have been sold nor has any building begun at
5 Wingate and Wingate East.

6
7 **III. CONSENT TO REVOCATION OF CERTIFICATE**

8 11. A Tumbling T Ranches, an Arizona general partnership, and Stephen W. Grandy, as the
9 current acting Trustee of the Leslie M. and Eleanor S. Grandy Revocable Trust dated May
10 7, 1993, as amended, affirm that they are the sole owners of the lands described in the
11 Certificate.

12
13 12. A Tumbling T Ranches, an Arizona general partnership, and Stephen W. Grandy, as the
14 current acting Trustee of the Leslie M. and Eleanor S. Grandy Revocable Trust dated May
15 7, 1993, as amended, agree that the Certificate shall be revoked effective upon CAGRDR's
16 termination of member land status for Wingate and Wingate East, and consent to the entry
17 of the Consent Order below.

18
19 13. A Tumbling T Ranches, an Arizona general partnership, and Stephen W. Grandy, as the
20 current acting Trustee of the Leslie M. and Eleanor S. Grandy Revocable Trust dated May
21 7, 1993, as amended, acknowledge that conditions may have changed since issuance of the
22 Certificate and no commitment has been made by the Department regarding groundwater
23 physical availability for future assured water supply applications for the land included in the
24 Certificate.
25
26

1 14. A Tumbling T Ranches, an Arizona general partnership, and Stephen W. Grandy, as the
2 current acting Trustee of the Leslie M. and Eleanor S. Grandy Revocable Trust dated May
3 7, 1993, as amended, affirm that no promise was made to induce the parties to enter this
4 Stipulation and declare that the Stipulation has been entered into voluntarily.
5

6 15. A Tumbling T Ranches, an Arizona general partnership, and Stephen W. Grandy, as the
7 current acting Trustee of the Leslie M. and Eleanor S. Grandy Revocable Trust dated May
8 7, 1993, as amended, waive the right to a hearing in this matter and the right to appeal this
9 Stipulation and the Consent Order below.
10

11 **IV. EFFECTIVE DATE**

12 16. This Stipulation and the Consent Order below, when signed and approved by the Director
13 or his designated representative, shall have the full force and effect of a final decision and
14 order, and it shall be effective as of that date.
15

16 The undersigned warrant their authority to bind the parties on whose behalf their signatures are
17 made to the provisions of this Stipulation, and the Consent Order shall be binding on the parties,
18 their successors and assigns, forever.

19 ARIZONA DEPARTMENT OF WATER RESOURCES

20 
Clint Chandler, Deputy Director

21 Date: July 15, 2021
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**A Tumbling T Ranches, an Arizona
general partnership**

F. Ronald Rayner
F. Ronald Rayner, Manager
FRR Farms, LLC, Partner of A Tumbling
T Ranches, an Arizona general partnership

Date: 7-7-2021

STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing instrument was
acknowledged and signed before me
this 7 day of July, 2021
by **F. Ronald Rayner**

Sherris Sloan
Notary Public

My commission expires: July 31, 2022



**Stephen W. Grandy, as the current acting Trustee of the Leslie M. and Eleanor S.
Grandy Revocable Trust dated May 7, 1993, as amended**

Stephen W. Grandy, Trustee

Date: _____

STATE OF ARIZONA)
)ss.
County of _____)

The foregoing instrument was acknowledged and
signed before me this ___ day of _____ 2021 by
Stephen W. Grandy

Notary Public

My commission expires: _____

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**A Tumbling T Ranches, an Arizona
general partnership**

STATE OF ARIZONA)
)ss.
County of _____)

F. Ronald Rayner, Manager
FRR Farms, LLC, Partner of A Tumbling
T Ranches, an Arizona general partnership

The foregoing instrument was
acknowledged and signed before me
this ___ day of _____, 2021
by **F. Ronald Rayner**

Date: _____

Notary Public
My commission expires: _____

**Stephen W. Grandy, as the current acting Trustee of the Leslie M. and Eleanor S.
Grandy Revocable Trust dated May 7, 1993, as amended**

Stephen W. Grandy
Stephen W. Grandy, Trustee

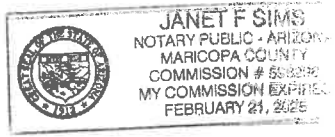
STATE OF ARIZONA)
)ss.
County of Marcopa)

Date: 7-9-21

The foregoing instrument was acknowledged and
signed before me this 7 day of July 2021 by
Stephen W. Grandy

Janet F Sims
Notary Public

My commission expires: February 21, 2025



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CONSENT ORDER

IT IS ORDERED that the terms of the foregoing Stipulation are approved and adopted as the final Decision and Order in this case.

IT IS FURTHER ORDERED that Certificate No. 27-401994.0000 is revoked effective upon CAGR D's termination of member land status for Wingate and Wingate East.

BE IT SO APPROVED this 15th day of July, 2021.



Thomas Buschatzke
Director
Arizona Department of Water Resources
1110 West Washington Street, Suite 310
Phoenix, Arizona 85007

COPIES of the foregoing sent via Certified mail and electronic mail this 15th day of July, 2021 to:

A Tumbling T Ranches,
an Arizona general partnership
Attn: Ronald Rayner
14929 W. Broadway Rd
Goodyear, AZ 85338

CMRRR# 7016 1370 0000 5545 5209

The Leslie M. and Eleanor S. Grandy
Revocable Trust dated May 7, 1993
Attn: Stephen W. Grandy, Trustee

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7159 S. 233rd Drive
Buckeye, AZ 85326

CMRRR# 7016 1370 0000 5545 5193

Central Arizona Groundwater Replenishment District
Nelle Carlsmith
ncarlsmith@cap-az.com

Arizona Department of Real Estate
Frank Fletez
ffletez@azre.gov