

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

Recorded at the request of:
Security Title Agency

When recorded, mail to:
DENNIS P. NISBET and ROBIN L. NISBET
313 CAP DEL VILLA
LOLO, MT 59847

DATE/TIME: 11/05/2010 1529

FEE: \$15.00

PAGES: 3

FEE NUMBER: 2010-104515



Escrow No.: ST10015551-ST48

Space above this line for recorder's use

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

AUGUSTA INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

does hereby convey to

DENNIS P. NISBET and ROBIN L. NISBET, husband and wife

the following real property situated in Pinal County, Arizona:

LOT 252, OF JOHNSON RANCH-UNIT 7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET C, SLIDE 153 AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 17, 2000 AS DOCUMENT NO. 2000-034303, OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 2002-003585, OF OFFICIAL RECORDS;

EXCEPT ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MINERALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

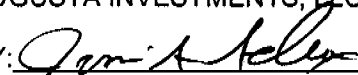
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Dated: October 4, 2010

AUGUSTA INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY:


JIM A. ADCOX, MEMBER

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona

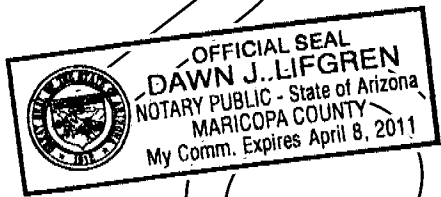
County of Maricopa

The foregoing document was acknowledged before me this 1 day of November, 2010

by Jim A Adcox, Member of Augusta Investments, LLC

(Seal)

[Signature]
Notary Public



COPIES

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

DENNIS P. NISBET and ROBIN L. NISBET each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

LOT 252, OF JOHNSON RANCH-UNIT 7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET C, SLIDE 153 AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 17, 2000 AS DOCUMENT NO. 2000-034303, OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 2002- 003585, OF OFFICIAL RECORDS:

EXCEPT ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MINERALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

Dated: October 4, 2010

DENNIS P. NISBET

ROBIN L. NISBET

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY

State of Montana

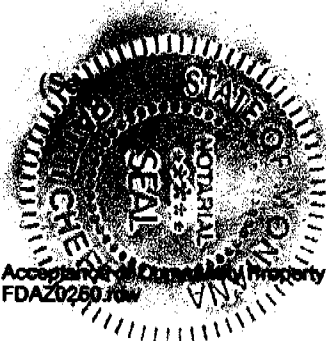
County of MISSOURI

The foregoing document was acknowledged before me this 2 day of NOV., 2010

by Dennis P. Nisbet + Robin L. Nisbet

Notary Public

NOTARY PUBLIC for the State of Montana
Residing in Missoula, Montana
My Commission Expires 7-4-2011



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 210-57-252
 BOOK MAP PARCEL SPLIT LETTER

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 (no more than four):

(1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

AUGUSTA INVESTMENTS, LLC,
2542 E. MELROSE STREET
MESA, AZ 85213

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

DENNIS P. NISBET, ROBIN L. NISBET
313 CAP DEL VILLA
LOLO, MT 59847

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

30225 N. SUNRAY DRIVE, SAN TAN VALLEY, AZ 85143

5. MAIL TAX BILL TO:

Dennis + Robin Nisbet
313 Cap de Villa
LOLO MT 59847

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
 d. ☐ 2-4 Plex i. ☐ Other Use; Specify: _____
 e. ☐ Apartment Building

RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

☒ To be occupied by owner or "family member." ☐ To be rented to someone other than "family member."

See reverse side for definition of a "family member."

8. NUMBER OF UNITS:

For Apartment Properties, Motels, Hotels,
 Mobile Home Parks, RV Parks, Mini-Storage Properties, 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 Montana County of Missoula

Subscribed and sworn to before me on this 2 day of NOV. 2010

Notary Public Patricia Chess

Notary Exp. Date 7-9-2011

DOR FORM 100-101 (10/08)

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

- (a) County of Recordation: - PINAL COUNTY
 (b) Docket & Page Number: - DATE/TIME: 11/05/2010 1529
 (c) Date of Recording: - FEE NUMBER: 2010-104515
 (d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____

Use Code: _____ Full Cash Value: \$ _____

10. 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: _____

11. SALE PRICE: \$ 85,000.00 00

12. DATE OF SALE (Numeric Digits): 11/26/10
 Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 17,000.00 00

14. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price)
 b. ☒ Exchange 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: _____

15. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Buyer _____

 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

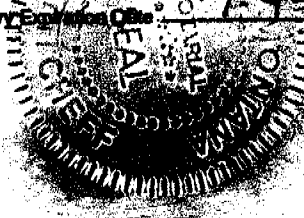
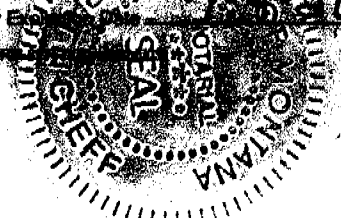
Signature of Buyer/Agent

State of Montana County of Missoula

Subscribed and sworn to before me on this 2 day of NOV. 2010

Notary Public Patricia Chess

Notary Exp. Date 7-9-2011



SECURITY TITLE AGENCY

LEGAL DESCRIPTION

EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

LOT 252, OF JOHNSON RANCH-UNIT 7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET C, SLIDE 153 AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 17, 2000 AS DOCUMENT NO. 2000-034303, OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 2002- 003585, OF OFFICIAL RECORDS;

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