



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

RECORDING REQUESTED BY
LAWYERS TITLE OF ARIZONA, INC.
AND WHEN RECORDED MAIL TO:
WAYNE VIESSMAN
P.O. BOX 176
GARY, SD 57237

DATE/TIME: 05/27/2011 1655
FEE: \$15.00
PAGES: 1
FEE NUMBER: 2011-044881



Lawyers Title of Arizona, Inc.

ESCROW NO.: 01743478 - 826 - MF1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we, ^{Lonny}
Roy & Tabbi Farms, Ltd, an Alberta corporation, as to an undivided 50% interest and Lonny Schmidt, an
unmarried man, as to an undivided 50% interest who acquired title as Vonny Schmidt
do/does hereby convey to

Wayne Viessman, a married man, as his sole and separate property
the following real property situated in Pinal County, ARIZONA:

Lot 65, OF PHASE II PARCEL 14 AT RANCHO EL DORADO, according to Cabinet D, Slide 132, records of
Pinal County, Arizona.

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: May 26, 2011

Grantor(s):

Roy & Tabbi Farms, Ltd, an Alberta corporation

Roy Bevers
By: Roy Bevers
Its: President

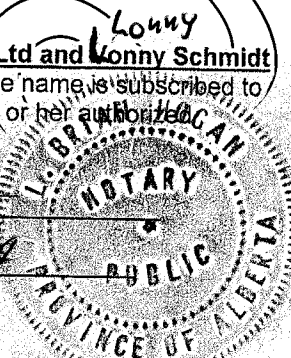
Lonny Schmidt
Lonny Schmidt
Lonny
Father in law

Country of Alberta Canada
Province of Alberta } SS:

On May 26, 2011, before me personally appeared Roy & Tabbi Farms, Ltd and Lonny Schmidt
, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to
this document and who acknowledged that he/she signed the above/attached document in his or her authorized
capacity (ies)

(Seal)

Notary Public
Commission Expires: N/A



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 512-15-0650
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

Roy & Tabbi Farms, Ltd
2802 35 Avenue South
Lethbridge T1K-7VS, Canada

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

Wayne Viessman
P.O. Box 176
Gary, SD 57237

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

4. ADDRESS OF PROPERTY:

42590 W Bravo Dr, Maricopa, AZ 85138

5. MAIL TAX BILL TO:

Wayne Viessman
42590 W Bravo Dr, Maricopa, AZ 85138

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

7. 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.

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

- (a) County of Recordation: PINAL COUNTY
(b) Docket & Page Number: DATE/TIME: 05/27/2011 1655
(c) Date of Recording: FEE NUMBER: 2011-044881
(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: \$ 290,000.00

12. DATE OF SALE (Numeric Digits): 05 / 11
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 290,000.00

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):

Roy & Tabbi Farms, Ltd
2802 35 Avenue South
Lethbridge TK1-7VS, Canada Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary)
Lot(s) 65, of Phase II Par 14 @ Rancho El Dorado, Cabinet D, Slide 132

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 [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 27 day of May, 2011
Notary Public [Signature]
Notary Expiration Date _____

Signature of Buyer/Agent [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 27 day of May, 2011
Notary Public [Signature]
Notary Expiration Date _____