



Recording Requested By:
Empire West Title Agency
And When Recorded Mail To:
**Donald J. Roden as Trustee of The DONALD J.
RODEN REVOCABLE TRUST, dated December
10, 2007**
8738 East Bursage Drive
Gold Canyon, AZ 85118

DATE/TIME: 08/03/2011 1625
FEE: \$15.00
PAGES: 4
FEE NUMBER: 2011-064249



Escrow No. 7510EW - TA/1sd

7-7

This area reserved for County Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
David W. Ramsey, husband of Kim Ramsey, Dana Oman, wife of Dave Oman, James Helseth,
husband of Kay Helseth, John Helseth, husband of Gina Helseth, Karen Lee Ramsey, an
unmarried woman, Susan Hausmann, wife of Randy Hausmann
do hereby convey to

**Donald J. Roden, as Trustee of the DONALD J. RODEN REVOCABLE TRUST dated December
10, 2007**

the following described property situated in the County of Pinal, State of AZ:

Lot 95, IRONWOOD III UNITS TWO AND THREE AT MOUNTAINBROOK VILLAGE,
according to the plat of record in the office of the County Recorder of Pinal County, Arizona,
recorded in Cabinet B, Slide 73.

Except 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous
nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all
uranium, thorium or any other material which may be determined to be particularly essential to
the production of fissionable materials as provided by ARS 37-231, as reserved in the Patent from
the State of Arizona, recorded in Docket 1144, page 465 and in Docket 1284, page 426

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

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: August 2, 2011

Beneficiary of the trust and mailing address is:
Donald J. Roden, PO Box 80205, Billings, MT
59105

DAVID W. Ramsey by William J. Ramsey
AS ATTORNEY IN FACT

David W. Ramsey by William J. Ramsey as attorney
in fact

DANA Oman by William J. Ramsey
AS ATTORNEY IN FACT

Dana Oman by William J. Ramsey as attorney in fact

JAMES Helseth by William J. Ramsey
AS ATTORNEY IN FACT

James Helseth by William J. Ramsey as attorney in
fact

JOHN Helseth by William J. Ramsey
AS ATTORNEY IN FACT

John Helseth by William J. Ramsey as attorney in
fact

KAREN Lee Ramsey by William J. Ramsey
AS ATTORNEY IN FACT

Karen Lee Ramsey by William J. Ramsey as attorney
in fact

Susan Hausmann by William J. Ramsey
As Attorney in Fact

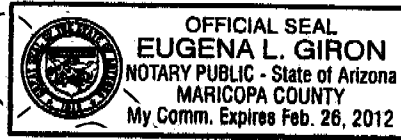
Susan Hausmann by William J. Ramsey as attorney
in fact

State of Arizona }ss:
County of Maricopa

This instrument was acknowledged before me on this 2 day of Aug, 2011 by David W. Ramsey, Dana Oman, James Helseth, John Helseth, Karen Lee Ramsey, Susan Hausmann.

Eugena L. Giron
Notary Public

My commission will expire: Feb 26, 2012



- * by William J. Ramsey as attorney in fact
- ** by William J. Ramsey as attorney in fact
- *** by William J. Ramsey as attorney in fact.
- **** by William J. Ramsey as attorney in fact.
- ***** by William J. Ramsey as attorney in fact.
- ***** by William J. Ramsey as (attorney) in fact.

Certification of Trust

I/We, DONALD J. RODEN, trustee(s) confirm the following facts:

1. The DONALD J. RODEN REVOCABLE TRUST is currently in existence and was executed on DECEMBER 10, 2007
2. The settlor(s) of the trust are: Donald J. Roden
3. The currently acting trustee(s) of the trust and address(es) is (are):
Donald J. Roden
PO Box 80205 Billings, MT 59108
4. The power of the trustee(s) includes:
 - (a) The powers to sell, convey and exchange Yes No (check one)
 - (b) The power to borrow money and encumber the trust property with a deed of trust mortgage Yes No (check one)
5. The trust is REVOCABLE IRREVOCABLE (check one) and the following party(ies), if any, is (are) identified as having the power to revoke the trust:

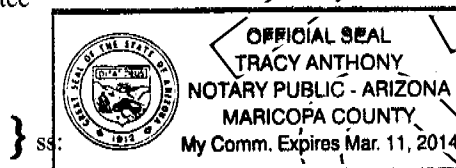
6. The trust DOES DOES NOT (check one) have multiple trustees. If the trust has multiple trustees, the signatures of:
(mark one of the following.)
ALL
ANY _____ (specify number) of the Trustees are required to exercise the powers of the Trust.
7. The same person is not now nor at the time of creation of the Trust the sole trustee and sole beneficiary.
8. Title to trust assets is to be taken in the following manner:
Donald J. Roden

The undersigned trustee(s) declare(s) that the trust have not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

Donald J. Roden, Trustee
Trustee

Trustee

State of Arizona
County of Maricopa



Acknowledged, subscribed and sworn to before me 2nd day of August, 2011
by Donald J. Roden as trustee of the Donald J. Roden Revocable Trust dated December 10, 2007.

[Signature]
Notary Public

My commission expires 3-11-2014

AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s) Primary Parcel: <u>104-80-0950</u> BOOK MAP PARCEL SPLIT LETTER Does this sale include any parcels that are being split / divided? Check one: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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) _____</p>	<p>9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank</p> <p>(a) County of Recordation: PINAL COUNTY (b) Docket & Page Number: DATE/TIME: 08/03/2011 1625 (c) Date of Recording: FEE NUMBER: 2011-064249 (d) Fee / Recording Number:</p> <hr/> <p style="text-align: center;">ASSESSOR'S USE ONLY</p> <p>Verify Primary Parcel in Item 1: _____ Use Code: _____ Full Cash Value: \$ _____</p>
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2. SELLER'S NAME AND ADDRESS:
David W. Ramsey, Dana Oman, James Helseth, John Helseth, Karen L. Ramsey, Susan Hausmann
8738 East Bursage Drive, Gold Canyon, AZ 85118

3. (a) BUYER'S NAME AND ADDRESS:
Donald J. Roden as Trustee of The DONALD J. RODEN REVOCABLE TRUST, dated December 10, 2007
P.O. Box 80205, Billings, MT 59108
(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
8738 East Bursage Drive, Gold Canyon, AZ 85118

5. MAIL TAX BILL TO:
Donald J. Roden as Trustee of The DONALD J. RODEN REVOCABLE TRUST, dated December 10, 2007
8738 East Bursage Drive, Gold Canyon, AZ 85118

6. PROPERTY TYPE (for Primary Parcel): (Check Only One Box)

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. <input checked="" type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other:

11. SALE PRICE: \$ _____ **\$295,000.00**

12. DATE OF SALE (Numeric Digits): 07 / 2011
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ _____ **\$3,000.00**

14. METHOD OF FINANCING:

a. <input checked="" type="checkbox"/> Cash (100% of Sale Price)	e. <input type="checkbox"/> New loan(s) from financial institution:
b. <input type="checkbox"/> Exchange or trade	(1) <input type="checkbox"/> Conventional
c. <input type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
d. <input type="checkbox"/> Seller Loan (Carryback)	(3) <input type="checkbox"/> FHA
	f. <input type="checkbox"/> 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: N/A

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Empire West Title Agency
10611 North Hayden Rd. Ste. D104, Scottsdale, AZ 85260
 Phone: 480-556-0100

18. LEGAL DESCRIPTION (attach copy if necessary)
Lot 95, IRONWOOD III UNITS TWO AND THREE AT MOUNTAINBROOK VILLAGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet B, Slide 73.
 Except 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which may be determined to be particularly essential to the production of fissionable materials as provided by ARS 37-231, as reserved in the Patent from the State of Arizona, recorded in Docket 1144, page 465 and in Docket 1284, page 426

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 Arizona, County of Maricopa
Subscribed and sworn to before me this 2 day of Aug
20 11.

David Ramsey 134
David Ramsey AS Attorney in Fact

Notary Public
Notary Expiration Date

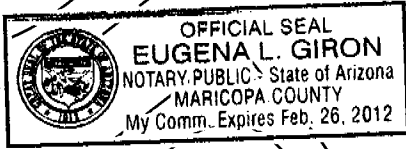
[Signature]
02-26-12

Signature of Buyer/Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 18 day of August
20 11.

[Signature]
Sharon L Dyke

Notary Public
Notary Expiration Date

10/15/2013



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