



RECORDING REQUESTED BY
American Title Service Agency, LLC.
AND WHEN RECORDED MAIL TO:
JAMES A. ROTHENBUHLER AND PAULA
G. ROTHENBUHLER

DATE/TIME: 05/04/2012 1050
FEE: \$12.00
PAGES: 6
FEE NUMBER: 2012-037425



ESCROW NO.: 00033247 - 042-LB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

MICHAEL L. MUOIO and DONNA L. MUOIO, husband and wife

do/does hereby convey to

JAMES A. ROTHENBUHLER, as Trustee of The 2011 Trust dated January 20, 2011 as to an undivided 50% interest and PAULA G. ROTHENBUHLER, as Trustee of The 2011 Trust dated January 20, 2011 as to an undivided 50% interest

the following real property situated in Pinal County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

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.

SELLERS:

Michael L. Muoio
MICHAEL L. MUOIO

Donna L. Muoio
DONNA L. MUOIO

State of ARIZONA

County of Pinal

}ss:

The foregoing instrument was subscribed and sworn to before me this _____ day of _____ by
MICHAEL L. MUOIO and DONNA L. MUOIO.

Notary Public

My Commission Expires: _____

SEE ATTACHED
COPY CERTIFICATION BY
DOCUMENT CUSTODIAN

SEE ATTACHED
JURAT CERTIFICATE

(FOR NOTARY SEAL OR STAMP)

Jurat

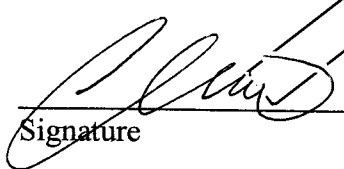
State of California

County of RIVERSIDE

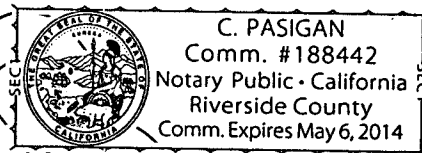
Subscribed and sworn to (or affirmed) before me on this 2 day of MAY

2012 by MICHAEL L. MUOY + DONNA L MUOY

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.


Signature

(Notary seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date May 2, 12

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

TRUST CERTIFICATION

Date: May 1, 2012

TO: American Title Service Agency, LLC.

Re: Trust Agreement dated January 20, 2011, made under the laws of the State of Arizona by

I/We,

JAMES A. ROTHENBUHLER

Trustee(s), confirm and certify the following facts:

1. Trust Name: The 2011 Trust
2. The above Trust Agreement has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
3. The Settlor(s) of the trust are: JAMES A. ROTHENBUHLER .
4. The currently acting Trustee(s) of the Trust and address(es) is (are):

JAMES A. ROTHENBUHLER

5. The power of the Trustee(s) includes: Check one box in (a) and (b)

(a) The powers to sell, convey and exchange Yes No

(b) The power to borrow money and encumber the trust property with a deed of trust or mortgage Yes
 No

6. 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:

7. The Trust DOES DOES NOT 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.

TRUST CERTIFICATION

8. Pursuant to A.R.S. 33-404, the Beneficiaries (and their addresses) for the above referenced Trust are as follows:

JAMES A. ROTHENBUHLER

PO Box 140095
Sitka, AK 99114

James A. Rothenbuhler
JAMES A. ROTHENBUHLER, as Trustee

, Trustee

(ALL SIGNATURES MUST BE NOTARIZED)

State of Alaska

County of Yukon-Seatone Dist

} ss:

The foregoing instrument was subscribed and sworn to before me this 1st day of May, 2012
by: JAMES A. ROTHENBUHLER

[Signature]
Notary Public

My Commission Expires: July 12, 2014

NOTARY PUBLIC
RAVEN RIDDLE
STATE OF ALASKA
MY COMMISSION EXPIRES JULY 12, 2014

(FOR NOTARY SEAL OR STAMP)

TRUST CERTIFICATION

Date: May 1, 2012

TO: American Title Service Agency, LLC.

Re: Trust Agreement dated January 20, 2011 under the laws of the State of Arizona by

I/We,

PAULA G. ROTHENBUHLER

Trustee(s), confirm and certify the following facts:

1. Trust Name: THE 2011 TRUST
2. The above Trust Agreement has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
3. The Settlor(s) of the trust are: PAULA G. ROTHENBUHLER
4. The currently acting Trustee(s) of the Trust and address(es) is (are):

PAULA G. ROTHENBUHLER

5. The power of the Trustee(s) includes: Check one box in (a) and (b)

(a) The powers to sell, convey and exchange Yes No

(b) The power to borrow money and encumber the trust property with a deed of trust or mortgage Yes
 No

6. 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:

7. The Trust DOES DOES NOT 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.

TRUST CERTIFICATION

8. Pursuant to A.R.S. 33-404, the Beneficiaries (and their addresses) for the above referenced Trust are as follows:

PAULA G. ROTHENBUHLER

PO Box 140095
Seward, AK 99714

Paula G. Rothenbuhler
PAULA G. ROTHENBUHLER, Trustee

, Trustee

(ALL SIGNATURES MUST BE NOTARIZED)

State of _____

}ss: _____

County of _____

The foregoing instrument was subscribed and sworn to before me this 13th day of May, 2012 by PAULA G. ROTHENBUHLER.

Raven Riddle
Notary Public

My Commission Expires: July 12, 2014

NOTARY PUBLIC
RAVEN RIDDLE
STATE OF ALASKA
MY COMMISSION EXPIRES JULY 12, 2014

(FOR NOTARY SEAL OR STAMP)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	103-22-299			
	BOOK	MAP	PARCEL	SPLIT

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 (attach list if necessary):
 (1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

MICHAEL L. MUOIO
 35823 Butchart St.
 Wildomar, CA 92595

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

JAMES A. ROTHENBUHLER
 PO Box 140095
 Salcha AK 99114

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

4. ADDRESS OF PROPERTY:

2631 SOUTH POWELL ROAD
 APACHE JUNCTION, AZ 85119

5. MAIL TAX BILL TO:

JAMES A. ROTHENBUHLER
 PO Box 140095
 Salcha, AK 99114

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

- a. Vacant Land
- b. Single Family Resident
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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 used as a primary residence.
- Owner occupied, not a primary residence.
- To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

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.

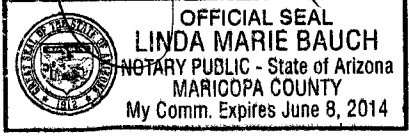
Signature of Seller Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 3 day of May, 2012

Notary Public _____

Notary Expiration Date 6-8-14



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 05/04/2012 1050

FEE NUMBER: 2012-037425

10. SALE PRICE: \$ 79,000.00

11. DATE OF SALE (Numeric Digits): 05/2012
 Month / Year

12. DOWN PAYMENT \$ 79,000.00

13. METHOD OF FINANCING:
- a. Cash (100% of Sale Price)
 - b. Barter 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: _____

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

(a) Did the Sale Price in Item 10 include Personal Property that Impacted the Sale Price by 5 percent or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property:
 -\$ _____ 00 AND _____
 briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devises, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
American Title Service Agency, Llc.
16150 N. Arrowhead Ftn Center, Suite 160, Peoria, AZ 85382
(602) 942-2929

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot(s) 1199, of JACOB'S RANCH, Map Book F, Map Page 36

Signature of Buyer Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 3 day of May, 2012

Notary Public _____

Notary Expiration Date 6-8-14

