



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

DATE/TIME. 08/16/2012 1107
FEE \$11 00
PAGES 2
FEE NUMBER 2012-070701



Recording Requested by:
Sterling Title Agency, LLC

When recorded mail to:
John J. Hughmanick, Trustee of the
John J. Hughmanick Revocable Trust
115 Casitas Ct.
Sedona, Arizona 86351

SPECIAL WARRANTY DEED

File No. **501-5484797 (BB)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Sarah Kelley, LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

John J. Hughmanick, Trustee of the John J. Hughmanick Revocable Trust dated September 14, 2000, the GRANTEE

the following described property situate in **Pinal County, Arizona:**

LOT 26 OF BLOCK R, TOLTEC ARIZONA VALLEY UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE(S) 51 AND 52.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: July 16, 2012

Sarah Kelley, LLC, an Arizona limited liability company
By: 5K Ranch, Inc., a Nevada corporation

By:

Sarah Kelley
Sarah Kelley
Its: President

STATE OF ARIZONA)

County of

Maricopa)

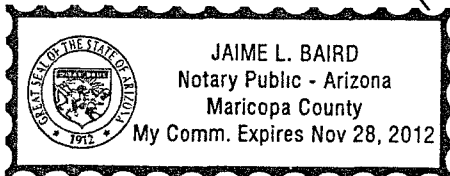
SS.

On July 16, 2012, before me, the undersigned Notary Public, personally appeared **Sarah Kelley, President of 5K Ranch, Inc., the member of Sarah Kelley, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: *11/28/2012*

Jaime L. Baird
Notary Public



5K Ranch, Inc.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 404-04-078
 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:

Sarah Kelley, LLC
11293 N. Thunder Mountain Rd.
Coolidge, AZ 85128

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

John J. Hughmanick Revocable Trust Dated
115 Casitas Ct.
Sedona, AZ 86351

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

4. ADDRESS OF PROPERTY:

3030 West Shedd Road
Eloy, AZ 85131

5. MAIL TAX BILL TO:

John J. Hughmanick Revocable Trust Dated
115 Casitas Ct.
Sedona, AZ 86351

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agriculture
- 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 Sarah Kelley

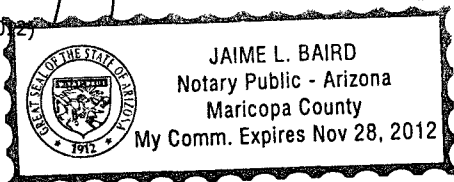
State of Arizona, County of Pinal

Subscribed and sworn to before me on this 16th day of July, 2012

Notary Public JL

Notary Expiration Date 11/28/2012

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 DOR FORM 82162 (01/2012)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL
 FEE NO. 2012-070701
 RECORD DATE: 08/16/2012

10. SALE PRICE: \$ 34,900.00 00

11. DATE OF SALE (Numeric Digits): 0 / 7 / 12
 Month/Year

12. DOWN PAYMENT \$ 34,900 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 devices, 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):

Sterling Title Agency, LLC
6930 E. Chauncey Lane, Suite 250
Phoenix, AZ 85054
501-5484797 (BB) Phone (480)391-8600

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 26 OF BLOCK R, TOLTEC ARIZONA VALLEY UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE(S) 51 AND 52.

Signature of Buyer / Agent JL

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 16th day of July, 2012

Notary Public JL

Notary Expiration Date 11/28/2012

