

DATE/TIME: 09/28/2012 1225

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2012-084383



Equity Title Agency, Inc.
AFTER RECORDING, RETURN TO:
JOHN T. WENDT and JILL P. WENDT
853 EAST DRY CREEK ROAD,
SAN TAN VALLEY, AZ 85143

ESCROW No. 01218428

This area reserved for County Recorder

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations,
WESTVIEW ENTERPRISES LLC, An Arizona Limited Liability Company
do/does hereby convey to JOHN T. WENDT and JILL P. WENDT, husband and wife
the following real property, situated in the county of PINAL, State of 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 above set forth.

Dated September 17, 2012

Grantors

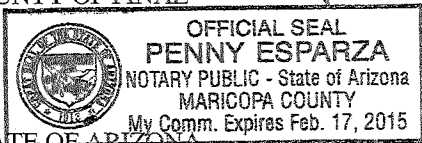


GREG HARDY, Member

STATE OF ARIZONA }
COUNTY OF PINAL }
COUNTY OF MARICOPA

ss


This instrument was acknowledged before me this 18th
day of SEPTEMBER, 2012 by GREG HARDY



STATE OF ARIZONA }
COUNTY OF PINAL }

ss

County of PINAL



Notary Public

My commission will expire 2-17-15

This instrument was acknowledged before me this
day of _____, 20__ by _____

Notary Public

My commission will expire _____

Exhibit A

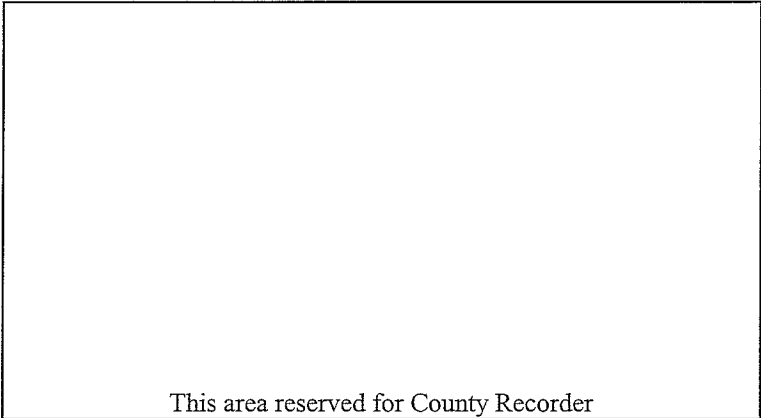
Lot.12, JOHNSON RANCH UNIT 17, according to Cabinet D, Slide 128, and Certificate of Correction recorded at Document No. 2003-64144, and Affidavit of Amendment at Document No. 2005-55322, records of Pinal County, Arizona.

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description; and

EXCEPT all uranium thorium or any other materials which may be determined by the laws of the United States, or of this State or decisions of courts to be particularly essential to the production of fissionable materials whether or not of commercial value, as reserved in Arizona Revised Statutes.

Recording Requested By:
Equity Title Agency, Inc.

AFTER RECORDING, RETURN TO:
JOHN T. WENDT and JILL P. WENDT
853 EAST DRY CREEK ROAD
SAN TAN VALLEY, AZ 85143



This area reserved for County Recorder

ESCROW No. 01218428-012.PE1

Acceptance of Community Property with Right of Survivorship

JOHN T. WENDT and JILL P. WENDT, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated 09/17/12 , and executed by WESTVIEW ENTERPRISES LLC, as Grantors, to JOHN T. WENDT and JILL P. WENDT, as Grantees, and which conveys certain premises described as:
See Exhibit A attached hereto and made a part hereof.

To the Grantees named therein, not as Tenants in Common, not as Community property Estate, not as Joint Tenants with full right of Survivorship, but as Community Property with full right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with full right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Dated September 27, 2012

JOHN T. WENDT

JILL P. WENDT

STATE OF ARIZONA }
County of MARICOPA

ss

This instrument was acknowledged before me this September 27, 2012 by JOHN T. WENDT and JILL P. WENDT

Notary Public

My commission will expire 2-17-15

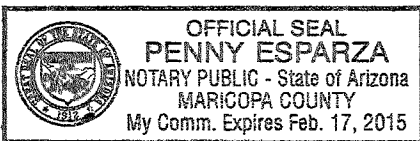


Exhibit A

Lot 12, JOHNSON RANCH UNIT 17, according to Cabinet D, Slide 128, and Certificate of Correction recorded at Document No. 2003-64144, and Affidavit of Amendment at Document No. 2005-55322, records of Pinal County, Arizona.

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description; and

EXCEPT all uranium thorium or any other materials which may be determined by the laws of the United States, or of this State or decisions of courts to be particularly essential to the production of fissionable materials whether or not of commercial value, as reserved in Arizona Revised Statutes.

JOHNSON RANCH UNIT 17

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-72-0120
 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:

WESTVIEW ENTERPRISES LLC.
932 SUN VALLEY FARMS LN
SAN TAN VALLEY, AZ 85140

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

JOHN T. WENDT, JILL P. WENDT
30194 N BISMARCK ST
SAN TAN VALLEY, AZ 85143

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

4. ADDRESS OF PROPERTY:

853 EAST DRY CREEK ROAD
SAN TAN VALLEY, AZ 85143

5. MAIL TAX BILL TO:

JOHN T. WENDT
853 EAST DRY CREEK ROAD
SAN TAN VALLEY, AZ 85143

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

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.

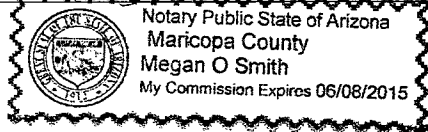
Signature of Seller / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 27 day of Sept., 2012

Notary Public Megan O. Smith

Notary Expiration Date 06-8-15



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/28/2012 1225

FEE NUMBER: 2012-084383

10. SALE PRICE: \$ 150,000.00

11. DATE OF SALE (Numeric Digits): 09/2012
 Month / Year

12. DOWN PAYMENT \$ 5000.00

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:
 \$ _____ 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):
Equity Title Agency, Inc.
301 W. Warner Rd #110, Tempe, AZ 85284
(480) 756-8888

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE LEGAL DESCRIPTION ATTACHED HERETO.

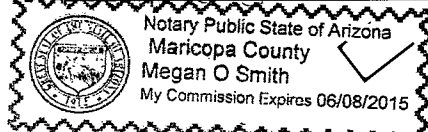
Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

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Notary Public Megan O. Smith

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LEGAL DESCRIPTION

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