

Dated January 25, 2013

Warranty Deed

Escrow No. 21975EW

STATE OF Arizona)
County of Maricopa)SS.

On 26 day of January, 20 13, before me, the undersigned Notary Public, personally appeared Jerry C. Kogut, as Manager, JBSD Investments LLC, an Arizona limited liability company, 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 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.



Notary Public

My Commission Expires: 02 03 2014

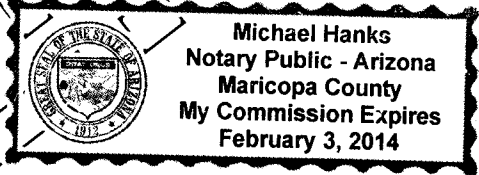


EXHIBIT "A"
TRUST DISCLOSURE

DATE: January 25, 2013

TO: Empire West Title Agency

RE: 21975EW

TO WHOM IT MAY CONCERN:

Please be advised that the Trust, dated 12/31/2003 has not been revoked and is still in effect. Further, be advised that said Trust Agreement has not been further amended since 12/31/2003.

The Beneficiaries of said Trust Agreement are as follows:

BENEFICIARY: JEFFREY M. NIEMAN

Address: 45449 W. MIRAMAR RD, MARICOPA AZ 85139-8949

BENEFICIARY: JOAN L. NIEMAN

Address: 45449 W. MIRAMAR RD, MARICOPA AZ 85139-8949

BENEFICIARY: _____

Address: _____

BENEFICIARY: _____

Address: _____

Jeffrey M. Nieman and Joan L. Nieman, as Trustees of the Jeffrey M. Nieman and Joan L. Nieman Revocable Trust, dated December, 31, 2003

Jeffrey M. Nieman
Jeffrey M. Nieman, Trustee

Joan L. Nieman
Joan L. Nieman, Trustee

Dated January 25, 2013

Trust Disclosure

Escrow No. 21975EW

STATE OF Arizona)
County of Maricopa)SS.

On 30th day of January 2013, before me, the undersigned Notary Public, personally appeared Jeffrey M. Nieman and Joan L. Nieman, as Trustees of the Jeffrey M. Nieman and Joan L. Nieman Revocable Trust, dated December 31, 2003, 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 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:

10/15/2013

Notary Public

Sharon L. Dyke



Recording Requested By:
Empire West Title Agency

And When Recorded Mail To:

Escrow No. 21975EW

This area reserved for County Recorder

Certification of Trust

I/We, JEFFREY + JOAN NIEMAN, trustee(s) confirm the following facts:

- The JEFFREY M. NIEMAN AND JOAN L. NIEMAN ^{REVOCABLE} TRUST (name of trust) is currently in existence and was executed on 12/31/2003.
- The settlor(s) of the trust are: JEFFREY + JOAN NIEMAN.
- The currently acting trustee(s) of the trust and address(es) is (are):
JEFFREY M. NIEMAN 45449 W. Miramar Rd
JOAN L. NIEMAN Manicopa, AZ 85139-8949
- 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)
- 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:
JEFFREY + JOAN NIEMAN
- 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 1 (specify number) of the Trustees are required to exercise the powers of the Trust. Jeffrey M. Nieman or Joan L. Nieman
- The same person is not now nor at the time of creation of the Trust the sole trustee and sole beneficiary.
- Title to trust assets is to be taken in the following manner:
JEFFREY M. NIEMAN AND JOAN L. NIEMAN REVOCABLE TRUST

See page two for signature and notary acknowledgement

Page two of Certification of Trust

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.

Jeffrey M. Nieman
Trustee

Joan L. Nieman
Trustee

State of Arizona }
County of Maricopa ss:

Acknowledged, subscribed and sworn to before me this 30th day of January 2013
by: Jeffrey M. Nieman and Joan L. Nieman, as Trustee of the Jeffrey M. Nieman and Joan L. Nieman Revocable Trust dated December 31, 2003.

Sharon L. Dyke
Notary Public

My commission expires 10/15/2013



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 512-30-6620
 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) _____

FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 01/31/2013 1113
 FEE NUMBER: 2013-008544

2. SELLER'S NAME AND ADDRESS:
JBSD Investments LLC, an Arizona limited liability company
2526 East Rockledge Road, Phoenix, AZ 85048

10. SALE PRICE: \$ 139,500.00

11. DATE OF SALE (Numeric Digits): 01 / 2013
 Month Year

3. (a) BUYER'S NAME AND ADDRESS:
Jeffrey M. Nieman and Joan L. Nieman, as Trustees of the Jeffrey M. Nieman and Joan L. Nieman Revocable Trust, dated December 31, 2003
3926 S. Hazelton Ln, Tempe AZ 85284
 (b) Are the Buyer and Seller related? Yes No 2530
 If Yes, state relationship: _____

12. DOWN PAYMENT: \$ _____

4. ADDRESS OF PROPERTY:
45449 West Miramar Road, Maricopa, AZ 85139

13. METHOD OF FINANCING: e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____
 a. Cash (100% of Sale Price)
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

5. MAIL TAX BILL TO:
Jeffrey M. Nieman and Joan L. Nieman, as Trustees of the Jeffrey M. Nieman and Joan L. Nieman Revocable Trust, dated December 31, 2003
45449 W. Miramar Rd, Maricopa AZ 85139-8949

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% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ 00 AND
 briefly describe the Personal Property: N/A

6. PROPERTY TYPE (for Primary Parcel): (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

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

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."

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
 (A) Did the Sales 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% or more? Yes No
 If Yes, briefly describe the solar / energy efficient components: _____

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Jeffrey M. Nieman and Joan L. Nieman, as Trustees of the Jeffrey M. Nieman and Joan L. Nieman Revocable Trust, dated December 31, 2003
 Phone: 480-829-0702

9. 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:

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 87, Acacia Crossings Parcel 6, Cabinet D, Slide 110, County of Pinal, State of Arizona

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: Sharon L. Dyke
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 30 day of Jan 20 13
 Notary Public: [Signature]
 Notary Expiration Date: 2/15/15

Signature of Buyer/Agent: Jeffrey M. Nieman
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 30 day of January 20 13
 Notary Public: Sharon L. Dyke
 Notary Expiration Date: 10/15/2013

