



RECORDING REQUESTED BY
Magnus Title Agency
AND WHEN RECORDED MAIL TO:
MERSBERGEN FAMILY, LLC
47859 197TH ST.
ASTORIA, SD 57213

DATE/TIME: 02/05/2013 0937
FEE: \$11.00
PAGES: 1
FEE NUMBER: 2013-009940



ESCROW-NO.: 04034038 - 731 - MSM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Amy Grossman, An Unmarried Woman
do/does hereby convey to

Mersbergen Family, LLC, An Arizona Limited Liability Company
the following real property situated in Pinal County, ARIZONA:

Lot 40, of PHASE 1 AT MORNING SUN FARMS, according to the plat of record in the office of the
County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 172.

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.

Dated: January 31, 2013

SELLER:

Amy Grossman
Amy Grossman

State of Colorado } ss:
County of Boulder

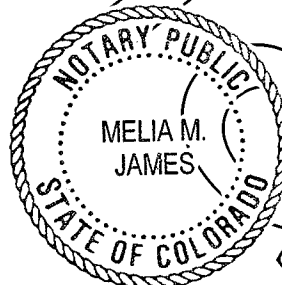
On February 2, 2013, before me,
The Undersigned

a Notary Public in and for said County and State, personally
appeared Amy Grossman
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.

Signature Melia M. James

FOR NOTARY SEAL OR
STAMP



My Comm. Exp. 04-20-2013

4-2013

Magnus Title Agency

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: <u>509-03-140</u>
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:

Amy Grossman
6761 St. Vrain Ranch Blvd.
Longmont, CO 80504

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

Mersbergen Family, LLC
47859 197th St.
Astoria, SD 57213

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

4. ADDRESS OF PROPERTY:

2588 W. Sawtooth Way
Queen Creek, AZ 85142

5. MAIL TAX BILL TO:

Mersbergen Family, LLC
47859 197th St.
Astoria, SD 57213

6. PROPERTY TYPE (for Primary Parcel): NOTE: 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 Resident | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| 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 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. <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: _____ |

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 02/05/2013 0937

FEE NUMBER: 2013-009940

10. SALE PRICE: \$ 106,500.00

11. DATE OF SALE (Numeric Digits): 02/2013
 Month / Year

12. DOWN PAYMENT \$ 106,500.00

13. 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"/> Barter or trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| | (3) <input type="checkbox"/> FHA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> 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):

Amy Grossman
6761 St. Vrain Ranch Blvd., Longmont, CO 80504
(480) 332-2637

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot(s) 40, of PHASE 1 AT MORNING SUN FARMS, Cabinet D, Slide 172

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 AZ, County of MARICOPA
 Subscribed and sworn to before me on this 4 day of FEB 2013
 Notary Public _____
 Notary Expiration Date 3/31/14

Signature of Buyer / Agent _____
 State of AZ, County of MARICOPA
 Subscribed and sworn to before me on this 4 day of FEB 2013
 Notary Public _____
 Notary Expiration Date 3/31/14



MATTHEW S. MCROY
 Notary Public—Arizona
 Maricopa County
 Expires 03/31/2014



MATTHEW S. MCROY
 Notary Public—Arizona
 Maricopa County
 Expires 03/31/2014

LEGAL DESCRIPTION

Lot 40, of PHASE 1 AT MORNING SUN FARMS, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 172.

MORNING SUN FARMS