



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Jay Johnson and Sandra Johnson
498 West Johnson Road
Wheatland, WY 82201

DATE/TIME: 02/08/2013 1554

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-011591



B
FEB 08 2013

WARRANTY DEED

Escrow No. 246-5529618 (saf)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,
Simenson Land Cattle LLC, an Arizona limited liability company, the GRANTOR does hereby convey to
Jay Johnson and Sandra Johnson, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot Forty Eight (48), QUEEN VALLEY ESTATES UNIT ONE AMENDED, according to the plat of record in the office of the county Recorder of Pinal County, Arizona in Book 12 of Maps, Page 30, Records of Pinal County, Arizona.

Except an undivided 1/16th interest of all oil, gases and other hydrocarbon substances, coal or stone, metals, fossils and fertilizer of every name and description, together with all uranium, thorium or any other materials which is or may be determined by the laws of United States, the State of Arizona or decisions of Courts to be peculiarly essential to the production of fissionable materials, whether or not commercial value as reserved in the patent of said land.


Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

DATED: January 24, 2013

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Simenson Land Cattle LLC, an Arizona
limited liability company

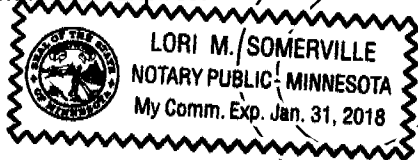

By: Troy Simenson, Manager

STATE OF Minnesota)
County of Kandiyohi)ss.

On February 5, 2013, before me, the undersigned Notary Public, personally appeared Troy Simenson, the Manager of Simenson Land Cattle 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: 1-31-18



Lori Somerville
Notary Public

[Large, faint, stylized watermark text, possibly reading "SOMERVILLE"]

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 01/24/2013 by and between Simenson Land Cattle LLC and Jay Johnson and Sandra Johnson.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

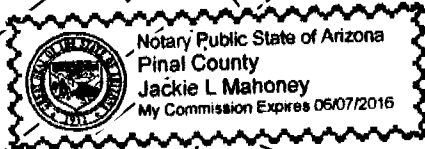
That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: 01/24/2013

Jay Johnson
Jay Johnson

Sandra Johnson
Sandra Johnson

STATE OF AZ)
County of Maricopa)



On 2-7-13, before me, the undersigned Notary Public, personally appeared Jay Johnson and Sandra Johnson, 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: 6-7-16

Jackie L. Mahoney
Notary Public

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-19-0480 4

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:

Simenson Land Cattle LLC
16002 Highway 71 South
Blomkest, MN 56216

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

Jay Johnson and Sandra Johnson
498 West Johnson Road
Wheatland, WY 82201

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

4. ADDRESS OF PROPERTY:

1344 East Victoria View Street
Queen Valley, AZ 85118

5. MAIL TAX BILL TO:

Jay Johnson and Sandra Johnson
498 West Johnson Road
Wheatland, WY 82201

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 _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this _____ day of February 20 13
Notary Public _____
Notary Expiration Date _____
2013

DOR FORM 82162 (08/2012)



SUE FRAZEE
7-9-14

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 02/08/2013 1554

FEE NUMBER: 2013-011591

10. SALE PRICE: \$ 110,000.00 00

11. DATE OF SALE (Numeric Digits): 0 1 / 1 3
Month/Year

12. DOWN PAYMENT \$ 110,000.00 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: \$ 0.00 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):

First American Title Insurance Company
2125 East Warner Road, Suite 103
Tempe, AZ 85284
246-5529618 (saf) Phone (480)777-0614

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 48, of QUEEN VALLEY ESTATES UNIT ONE AMD (12/.30)

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this _____ day of February 20 2013
Notary Public _____
Notary Expiration Date _____

