



RECORDING REQUESTED BY
Magnus Title Agency
AND WHEN RECORDED MAIL TO:
KENDAL ELI AND MARY E. ELI
907 ODEGARD AVE.
COOPERSTOWN, ND 58425

DATE/TIME: 02/12/2013 0836
FEE: \$11.00
PAGES: 4
FEE NUMBER: 2013-012196



ESCROW-NO.: 04034267 -746 -DS2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
JEAN K. ROBICHAUD and RICHARD W. ROBICHAUD, WIFE AND HUSBAND do/does hereby convey to
KENDAL ELI and MARY-E. ELI, Husband and Wife the following real property situated in PINAL County,
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 set forth above.

Dated: February 4, 2013

SELLERS:

Jean K. Robichaud
JEAN K. ROBICHAUD

Richard W. Robichaud
RICHARD W. ROBICHAUD

State of ARIZONA }ss:
County of MARICOPA

On February 7, 2013, before me,
The Undersigned

a Notary Public in and for said County and State, personally
appeared **JEAN K. ROBICHAUD and RICHARD W.
ROBICHAUD**

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 Denise L. Sweeney

FOR NOTARY SEAL OR
STAMP



DENISE L. SWEENEY
Notary Public—Arizona
Maricopa County
Expires 04/03/2014

Exhibit A

Lot 175, JOHNSON RANCH UNIT 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 153 and Affidavit of Correction recorded August 17, 2000 as Document No. 2000-034303, of Official Records.

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and except all materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes.

Johnson
Affairs
PLAINLTR

Acceptance of Community Property with Right of Survivorship

KENDAL ELI and MARY E. ELI, 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 02/04/2013 , and executed by **JEAN K. ROBICHAUD and RICHARD W. ROBICHAUD**, as Grantors, to **KENDAL ELI and MARY E. ELI**, 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 : 02/04/2013

BUYERS:

Kendal Eli
KENDAL ELI

Mary E. Eli
MARY E. ELI

State of Arizona }ss:
County of Maricopa

On February 7, 2013 before me, the undersigned, a Notary Public, in and for said County and State,

personally appeared **KENDAL ELI and MARY E. ELI**, 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.



DENISE L. SWEENEY
Notary Public—Arizona
Maricopa County
Expires 04/03/2014

WITNESS my hand and official seal.

Signature Denise L. Sweeney

(This area for official notarial seal)

Exhibit A

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Magnus Title Agency
AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	210-57-175			
	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:

JEAN K. ROBICHAUD
35 W. NOLANA PLACE
SAN TAN VALLEY, AZ 85143

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

KENDAL ELI
907 Odegard Ave.
Cooperstown, ND 58425

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

4. ADDRESS OF PROPERTY:

35 W. NOLANA PLACE
SAN TAN VALLEY, AZ 85143

5. MAIL TAX BILL TO:

KENDAL ELI
PO Box 922
Cooperstown, ND 58425

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: |

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.

FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 02/12/2013 0836
FEE NUMBER: 2013-012196

10. SALE PRICE: \$ 102,000.00

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

12. DOWN PAYMENT \$ 102,000.00

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):
JEAN K. ROBICHAUD
35 W. NOLANA PLACE, SAN TAN VALLEY, AZ 85143
(480) 205-0130

18. LEGAL DESCRIPTION (attach copy if necessary):
Unit 7, Lot(s) -175, of JOHNSON RANCH, Map Book C, Map Page 153

Signature of Seller / Agent _____
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 12 day of Feb 2013
Notary Public _____
Notary Expiration Date 4-3-2014

Signature of Buyer / Agent _____
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 12 day of Feb 2013
Notary Public _____
Notary Expiration Date 4-3-2014

 DENISE L. SWEENEY
Notary Public—Arizona
Maricopa County
Expires 04/03/2014

 DENISE L. SWEENEY
Notary Public—Arizona
Maricopa County
Expires 04/03/2014



First American Title

Commitment for Title Insurance

BY

First American Title Insurance Company

Exhibit A

File No.: **02-04034267**

LEGAL DESCRIPTION

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Official Record