



## FIRST ARIZONA TITLE AGENCY

Recorded at the request of First Arizona Title Agency.  
When recorded mail to

Craig Senchuk  
Box 50500  
Brandon, MB  
Canada R7A 7E4

DATE/TIME: 04/26/2013 1328

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2013-034326



Escrow No. 10130148

3/3

## Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we, Stanley M. Boles, as Trustee of The Stanley m. Boles Revocable Trust and Beverly K. Boles, as Trustee of the Beverly K. Boles Revocable Trust, do/does hereby convey to Craig Senchuk and Julia Senchuk, husband and wife, the following real property situated in Pinal, County, Arizona:

Lot 87, of COBBLESTONE FARMS PARCEL VII, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 160.

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 April 23, 2013.

Refer to Page 2 attached hereto for  
Grantor and Notary Acknowledgments

Page 2 – Warranty Deed  
Grantor & Notary Acknowledgments  
Escrow No. 10130148

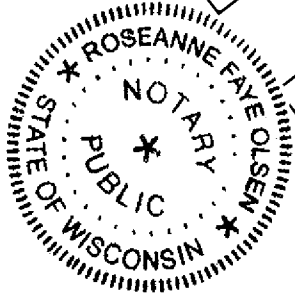
GRANTOR(S):

Stanley M. Boles as Trustee Beverly K. Boles as Trustee  
Stanley M. Boles, as Trustee Beverly K. Boles, as Trustee

STATE OF WISCONSIN )  
COUNTY OF PIERCE ) SS.

This instrument was acknowledged before me this 24 day of APRIL, 2013 by: Stanley M. Boles, as Trustee and Beverly K. Boles, as Trustee

My Commission Expires: 9-27-2015  
Roseanne Faye Olsen  
Notary Public



DUPLICATE

# ACCEPTANCE OF JOINT TENANCY

(Grantee)

KNOWN ALL MEN BY THESE PRESENTS:

THAT **Craig Senchuk and Julia Senchuk, 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 which is dated **APRIL 23, 2013**, and executed by **Stanley M. Boles, as Trustee of The Stanley m. Boles Revocable Trust and Beverly K. Boles, as Trustee of the Beverly K. Boles Revocable Trust** as Grantor, and **Craig Senchuk and Julia Senchuk, husband and wife** as Grantee,


and which instrument concerns the following described property:

Lot 87, of COBBLESTONE FARMS PARCEL VII, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 160.

THAT the interests of the undersigned are being acquired by them as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said interest as such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, **not as tenants in common and not as community property but as Joint Tenants with Right of Survivorship.**

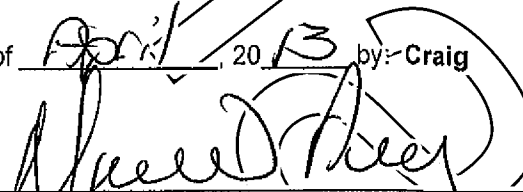
  
\_\_\_\_\_  
**Craig Senchuk** Buyer  
\_\_\_\_\_  
Buyer

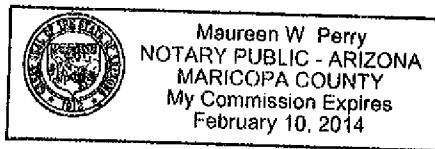
*Sign in counterpart*  
  
\_\_\_\_\_  
**Julia Senchuk** Buyer  
\_\_\_\_\_  
Buyer

STATE OF ARIZONA )  
COUNTY OF Pinal ) ss.

This instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2013 by: **Craig Senchuk and Julia Senchuk**

My Commission Expires: 2/10/14

  
\_\_\_\_\_  
Notary Public



# ACCEPTANCE OF JOINT TENANCY

(Grantee)

KNOWN ALL MEN BY THESE PRESENTS:

THAT **Craig Senchuk and Julia Senchuk, husband and wife** each being first duly sworn upon oath each for himself or herself and joyfully but not one for the other deposes and says:

THAT, I am one of the Grantees named in that certain Deed which is dated **APRIL 23, 2013**, and executed by **Stanley M. Boles, as Trustee of The Stanley m. Boles Revocable Trust and Beverly K. Boles, as Trustee of the Beverly K. Boles Revocable Trust** as Grantor, and **Craig Senchuk and Julia Senchuk, husband and wife** as Grantee,

and which instrument concerns the following described property:

Lot 87, of **COBBLESTONE FARMS PARCEL VII**, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 160.

THAT the interests of the undersigned are being acquired by them as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly, hereby assert and affirm that it is our intention to accept said interest as such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, **not as tenants in common and not as community property but as Joint Tenants with Right of Survivorship.**

## Signed in Counterpart

\_\_\_\_\_  
Craig Senchuk Buyer

\_\_\_\_\_  
Julia Senchuk Buyer

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

STATE OF ARIZONA     )  
                                  ) **ss.**  
COUNTY OF \_\_\_\_\_)

This instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2013 by Craig Senchuk and Julia Senchuk

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**BLAIR JOHN FILYK**  
Barrister, Solicitor and Notary Public  
Entitled to Practice in the Province of Manitoba  
110 - 11th Street, Brandon,  
Manitoba, Canada R7A 4J4

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-05-680  
 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:

Stanley M. Boles  
N5229 1220th Street  
Prescott, WI 54021

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

Craig Senchuk  
Box 50060  
Brandon, MB Canada R7A 7E4

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

4. ADDRESS OF PROPERTY:

44158 W. Canyon Creek Dr.  
Maricopa, AZ 85139

5. MAIL TAX BILL TO:

Craig Senchuk  
Box 50060  
Brandon, MB Canada R7A 7E4

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land
- b.  Single Family Resident
- 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.
- 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:

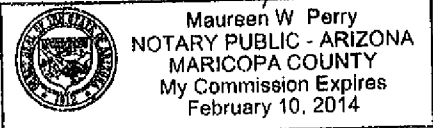
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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.

Maureen Perry  
 Signature of Seller / Agent  
 State of Arizona County of Pinal  
 Subscribed and sworn to before me on this 26<sup>th</sup> day of April 2013  
 Notary Public Maureen Perry  
 Notary Expiration Date 2-10-14



**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**  
**DATE/TIME: 04/26/2013 1328**  
**FEE NUMBER: 2013-034326**

10. SALE PRICE: \$ 165,000.00 00

11. DATE OF SALE (Numeric Digits): 04 / 2013  
 Month / Year

12. DOWN PAYMENT \$ 165,000 00

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

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: n/a

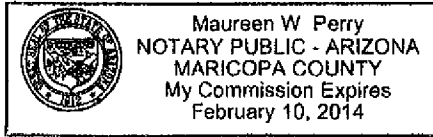
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

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):  
SELLER AT ADDRESS ABOVE  
BUYER AT ADDRESS ABOVE  
 PHONE: \_\_\_\_\_

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

Maureen Perry  
 Signature of Buyer / Agent  
 State of Arizona County of Pinal  
 Subscribed and sworn to before me on this 26<sup>th</sup> day of April 2013  
 Notary Public Maureen Perry  
 Notary Expiration Date 2-10-14



## LEGAL DESCRIPTION

Lot 87, of COBBLESTONE FARMS PARCEL VII, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 160.

COBBLESTONE FARMS