



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Gene N. Eggen and Patricia M. Eggen
1015 Hiawatha
Minot, ND 58701

DATE/TIME: 07/10/2013 1622

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-057074



JUL 9

WARRANTY DEED

Escrow No. 246-5567059 (JAF)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,
Beeterville Properties LLC, a North Dakota limited liability company, the GRANTOR does hereby convey to
Gene N. Eggen and Patricia M. Eggen, 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 817, OF PECAN CREEK SOUTH UNIT 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF
THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 179.

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: July 08, 2013

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

Beeterville Properties LLC, a North Dakota
limited liability company


By: David Terwilliger, President

STATE OF Ariz)

County of Maricopa) ss.

On 7/8/13, before me, the undersigned Notary Public, personally appeared David Terwilliger, the President of Beeterville Properties 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:

[Signature]
Notary Public



ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated July 02, 2013 by and between Beeterville Properties LLC and Gene N. Eggen and Patricia M. Eggen.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: July 02, 2013

Gene N. Eggen
Gene N. Eggen

Patricia M. Eggen
Patricia M. Eggen

STATE OF AZ ND

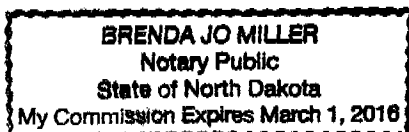
County of Ward

On July 3, 2013, before me, the undersigned Notary Public, personally appeared Gene N. Eggen and Patricia M. Eggen, 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:

Brenda Jo Miller
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-32-8170 5
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:

Beeterville Properties LLC
2750 East Flower Court
Gilbert, AZ 85298

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

Gene N. Eggen and Patricia M. Eggen

1015 Hiawatha

Minot, ND 58701

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

4. ADDRESS OF PROPERTY:

1478 East Kelsi Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

Gene N. Eggen and Patricia M. Eggen
1015 Hiawatha
Minot, ND 58701

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 Residence | g. <input type="checkbox"/> Agriculture |
| 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.

Signature of Seller / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 30 day of July 2013

Notary Public

Notary Expiration Date

DOR FORM 82162 (07/2013)



LESLIE BANER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Oct. 24, 2016

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/10/2013 1622

FEE NUMBER: 2013-057074

10. SALE PRICE: \$ 120,000.00 00

11. DATE OF SALE (Numeric Digits): 0 6 / 2 0 1 3
Month/Year

12. DOWN PAYMENT \$ 120,000. 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 |
| d. <input type="checkbox"/> Seller Loan (Carryback) | (3) <input type="checkbox"/> FHA |
| | 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:

\$ 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

246-5567059 (JAF)

Phone (480)777-0614

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 817, of PECAN CREEK SOUTH UNIT 6 (Cabinet G / Slide 179)

Signature of Buyer / Agent

State of Arizona ND, County of Pinal

Subscribed and sworn to before me on this 30 day of July 2013

Notary Public

Notary Expiration Date

BRENDA JO MILLER
Notary Public
State of North Dakota
My Commission Expires March 1, 2016