



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

William James Bertschinger
2712 Mayowood Lane SW
Rodchester, MN 55902

DATE/TIME: 01/13/2016 1123

FEE: \$20.00

PAGES: 3

FEE NUMBER: 2016-002157



ESCROW NO.: 48151060 - 048 - KE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

David Longo Sr. and Linda S. Longo, Trustees of the David Sr. and Linda S. Longo Living Trust
Dated October 3, 2013

("Grantor") conveys to

William James Bertschinger and Cynthia Lynn Bertschinger, Husband and Wife

the following real property situated in Pinal County, ARIZONA:

**LOT 21, JOHNSON RANCH UNIT 22A, ACCORDING TO CABINET E, SLIDE 22,
RECORDS OF PINAL COUNTY, ARIZONA.**

Pursuant to ARS Section 33-404, the names and addresses of the beneficiaries of the David Sr. and Linda S. Longo Living Trust are:

188 E Rock Wren Dr., Sah-Tan Valley AZ 85143

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: January 11, 2016

Grantor(s):

SELLERS:

**David Longo Sr. and Linda S. Longo, Trustees of the David
Sr. and Linda S. Longo Living Trust Dated October 3,
2013**

David Longo Sr.
David Longo Sr., Trustee

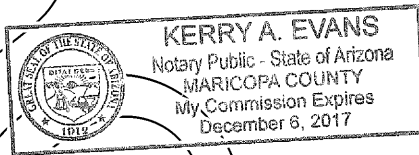
Linda S. Longo
Linda S. Longo, Trustee

State of Arizona
County of Maricopa

} SS:

Entity

The foregoing Warranty Deed, dated January 11, 2016 and consisting of 2 page(s), was acknowledged before me this 12 day of Jan, 2016, by David Longo, SR & Linda S., the trustees of the Longo Living Trust Longo on behalf of the trust.



Kerry A. Evans
Notary Public

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

William James Bertschinger and Cynthia Lynn Bertschinger, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated January 11, 2016, and executed by **David Longo Sr. and Linda S. Longo, Trustees of the David Sr. and Linda S. Longo Living Trust Dated October 3, 2013** as Grantors, to **William James Bertschinger and Cynthia Lynn Bertschinger, Husband and Wife** as Grantees, and which conveys the real property described as:

LOT 21, JOHNSON RANCH UNIT 22A, ACCORDING TO CABINET E, SLIDE 22, RECORDS
OF PINAL COUNTY, ARIZONA.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: January 11, 2016

GRANTEES:

William James Bertschinger
William James Bertschinger

Cynthia Lynn Bertschinger
Cynthia Lynn Bertschinger

State of Arizona } ss:
County of Maricopa

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated January 11, 2016 and consisting of 1 page(s), was acknowledged before me this 12 day of February, by

William James Bertschinger
Cynthia Lynn Bertschinger
Teresa S. Clayton
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **210-70-463**
 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? -0-

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

David Longo Sr. and Linda S. Longo, Trustees of the David Sr.
 and Linda S. Longo Living Trust-Dated October 3, 2013
 188 E. Rock Wren Dr.
 San Tan Valley, AZ 85143

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

William James Bertschinger
 2712 Mayowood Lane SW
 Rochester, MN 55902

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

4. ADDRESS OF PROPERTY:

28672 N. Desert Hills Dr.
 San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

William James Bertschinger
 28672 N. Desert Hills Dr.
 San Tan Valley, AZ 85143

(b) Next tax payment due 04/2016

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

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
 b. ☒ Single Family Residence g. ☐ Agricultural
 c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
 ☐ Affixed ☐ Not Affixed
 d. ☐ 2-4 Plex i. ☐ Other Use; Specify:
 e. ☐ 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:

- a. ☒ To be used as a primary residence.
 b. ☐ To be rented to someone other than a "qualified family member."
 c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "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.

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 10 day of Jan, 2016

Notary Public Kerry A. Evans

Notary Expiration Date 12-6-17



KERRY A. EVANS
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Commission Expires
 December 6, 2017

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 01/13/2016 1123

FEE NUMBER: 2016-002157

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☒ Warranty Deed d. ☐ Contract or Agreement
 b. ☐ Special Warranty Deed e. ☐ Quit Claim Deed
 c. ☐ Joint Tenancy Deed f. ☐ Other:

10. SALE PRICE: \$ 153,000.00

11. DATE OF SALE (Numeric Digits): 01 / 2016
 Month / Year

12. DOWN PAYMENT \$ 7,650.00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
 (1) ☒ Conventional
 (2) ☐ VA
 (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:

\$ -0- AND

briefly describe the Personal Property: no

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: no

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):

Buyers and Sellers Herein

Phone: 480-345-6345

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 13 day of Jan, 2016

Notary Public Teresa S. Clayton

Notary Expiration Date 9-23-16



TERESA S. CLAYTON
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Commission Expires
 September 23, 2016

EXHIBIT "A"
Legal Description

LOT 21, JOHNSON RANCH UNIT 22A, ACCORDING TO CABINET E, SLIDE 22, RECORDS OF
PINAL COUNTY, ARIZONA.

Johnson's