



RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.
AND WHEN RECORDED MAIL TO:
PATRICIA M. JOHNSON
7539 E. GLOBEMALLOW LANE
GOLD CANYON, AZ 85118

DATE/TIME: 05/25/2016 1048
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2016-033100



1/2
ESCROW NO.: 00077662-050-AS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Pensco Trust Company FBO Victoria Stewart Mullins

do/does hereby convey to

Patricia Johnson, an unmarried woman

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: May ²³20, 2016

GRANTORS:

Pensco Trust Company
By: PENSICO Trust Company
By: Joanne Oliver
Its: Authorized Signatory

State of Colorado
County of Denver

On this 23rd day of May, 2016, before me personally appeared Joanne Oliver, authorized signer for Pensco Trust Company Fbo Victoria Stewart Mullins, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

MICHELLE L KELLY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144000432
MY COMMISSION EXPIRES JANUARY 6, 2018

Notary Public

My commission expires on 1-6-2018

EXHIBIT A

Lot 70, PARCEL 26-B AT SUPERSTITION FOOTHILLS, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 110.

EXCEPT 1/16th of all gas, oil, metals and mineral rights, as set forth in ARS 37-231, Subsection C, as reserved in the Patent from the State of Arizona, and Except all uranium, thorium or the materials which are or may be determined to be peculiarly essential to the production of fissionable materials, as reserved in the Patent to said land.

Superstition

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 108-63-070
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:

Pensco Trust Company FBO Victoria Stewart Mullins
1994 S. Pine Lake Rd.
Pinetop, AZ 85935

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

Patricia Johnson
4149 E. Cordia Court
Gold Canyon, AZ 85118

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

4. ADDRESS OF PROPERTY:

7539 E. Globemallow Lane
Gold Canyon, AZ 85118

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

Patricia Johnson
7539 E. Globemallow Lane
Gold Canyon, AZ 85118

(b) Next tax payment due 10/2016

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. 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:

- 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.

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PINAL COUNTY

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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: _____

10. SALE PRICE: \$ 237,500.00

11. DATE OF SALE (Numeric Digits): 04 / 2016
Month / Year

12. DOWN PAYMENT \$ 32,093.00

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:

\$ 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):

Buyer and Seller herein

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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.

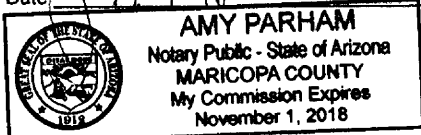
Signature of Seller (Agent) [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 24th day of May, 2016.

Notary Public [Signature]

Notary Expiration Date 11-1-18



Signature of Buyer (Agent) [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 24th day of May, 2016.

Notary Public [Signature]

Notary Expiration Date 11-1-18

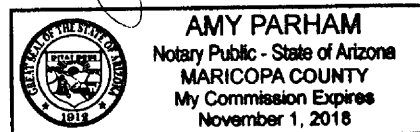


EXHIBIT "A"
Legal Description

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SUPERSTITION FOOTHILLS