



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

VIRGINIA ROSS

Electronically Recorded

DATE/TIME: Aug 31, 2018 9:31 AM

FEE: \$ 17.00

PAGES: 3

FEE NUMBER: 2018-066322



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Sereivuthy Dimang and Martine Dimang
20858 East Sunset Drive
Queen Creek, AZ 85142

WARRANTY DEED

Escrow No: 240-5931137 (ckm)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Kenneth Kupsch and Shireen Lewis, husband and wife, who acquired title as Kenneth D. Kupsch, an unmarried man and Shireen L. Lewis, an unmarried woman, the GRANTOR does hereby convey to

Sereivuthy Dimang and Martine Dimang, 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 3, WILDERNESS AT SUPERSTITION FOOTHILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET B, SLIDE 160 AND AFFIDAVIT OF CORRECTION RECORDED AS 97- 037789 AND RECORDED AS 2000-009050 AND RECORDED AS 2000-014437 AND RECORDED AS 2000-034385, ALL OF OFFICIAL RECORDS

EXCEPT 1/16TH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM, OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH MAY BE DETERMINED TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS PROVIDED BY ARS 37-231, AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA RECORDED IN DOCKET 1047, PAGE 668, DOCKET 988, PAGE 285, DOCKET 1226, PAGE 175, DOCKET 1216, PAGE 254, DOCKET 968, PAGE 158, DOCKET 968, PAGE 160, DOCKET 1031, PAGE 105, DOCKET 1029, PAGE 670.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

File No.: 240-5931137 (ckm)
A.P.N.: 104-94-0240 5

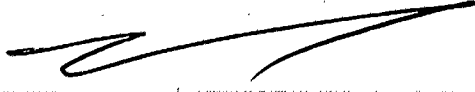
Warranty Deed - continued

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

DATED: August 15, 2018

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.


Kenneth Kupsch


Shireen Lewis

STATE OF AB)

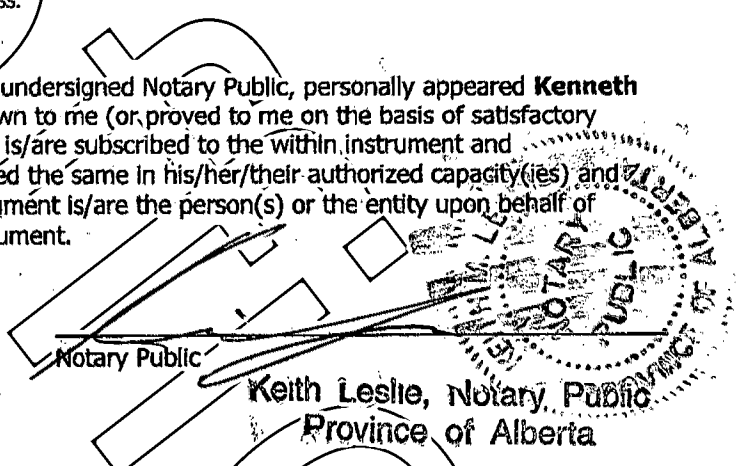
County of n/a) ss.

On August 27, 2018, before me, the undersigned Notary Public, personally appeared **Kenneth Kupsch and Shireen Lewis**, 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 is/are 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:

perpetual appointment


Notary Public

Keith Leslie, Notary Public
Province of Alberta

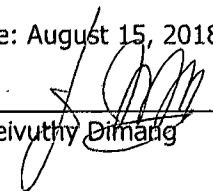
ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

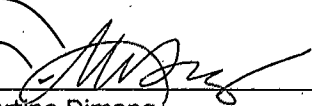
This Acceptance is to be attached to: Warranty Deed dated August 15, 2018 by and between Kenneth Kupsch and Shireen Lewis and Sereivuthy Dimang and Martine Dimang.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: August 15, 2018


Sereivuthy Dimang


Martine Dimang

STATE OF AZ

County of Pinal

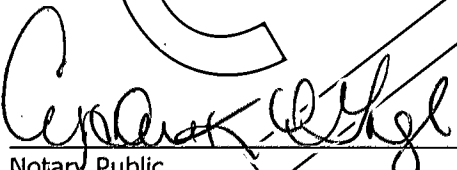
) ss.)

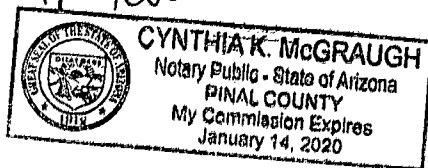
On 8/24/18, before me, the undersigned Notary Public, personally appeared **Sereivuthy Dimang and Martine Dimang**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are 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:

1/14/2020


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-94-0240 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Kenneth Kupsch and Shireen Lewis
587 Stewart Cres
Edmonton, AB T6X 1B6

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

Sereivuthy Dimang and Martine Dimang
20858 East Sunset Drive
Queen Creek, AZ 85142

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

4. ADDRESS OF PROPERTY:

7179 East Wilderness Trail
Gold Canyon, AZ 85118

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

Sereivuthy Dimang and Martine Dimang
20858 East Sunset Drive
Queen Creek, AZ 85142

(b) Next tax payment due 10/18

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. Agriculture
- 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.

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

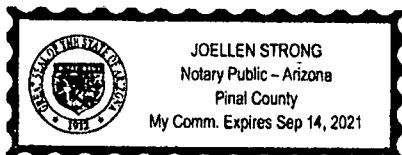
State of Arizona County of Pinal

Subscribed and sworn to before me on this 30th day of August 20 18

Notary Public

Notary Expiration Date 09.14.21

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 08/31/2018 9:31 AM

FEE NUMBER: 2018-066322_AOPV

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: \$52,000.00 00

11. DATE OF SALE (Numeric Digits): 0 8 / 1 8
 Month/Year

12. DOWN PAYMENT \$-0- 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: \$ 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):

Sereivuthy Dimang and Martine Dimang
20858 East Sunset Drive
Queen Creek, AZ 85142

18. LEGAL DESCRIPTION (attach copy if necessary):

WILDERNESS AT SUPERSTITION FOOTHILLS LOT 3 CAB B SLIDE 160 SEC 31-1N-9E 17553 SQ FT

Signature of Buyer / Agent

State of Arizona County of Pinal

Subscribed and sworn to before me on this 31st day of August 20 18

Notary Public

Notary Expiration Date 1/14/2021

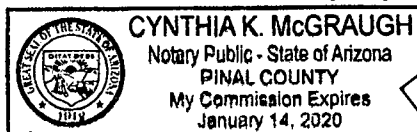


EXHIBIT 'A'

File No.: **240-5931137 (ckm)**

Property: **7179 East Wilderness Trail, Gold Canyon, AZ 85118**

LOT 3, WILDERNESS AT SUPERSTITION FOOTHILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET B, SLIDE 160 AND AFFIDAVIT OF CORRECTION RECORDED AS 97- 037789 AND RECORDED AS 2000-009050 AND RECORDED AS 2000-014437 AND RECORDED AS 2000-034385, ALL OF OFFICIAL RECORDS

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A.P.N. 104-94-0240 5