



RECORDING REQUESTED BY:
True North Title Agency
AND WHEN RECORDED MAIL TO:
True North Title Agency
15333 N Pima Road Suite 155
Scottsdale, AZ 85260

DATE/TIME: 01/16/2019 1346
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2019-003231



ESCROW NO.: 2019010004AZ

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Franklin D. Hulme, Trustee of Smilemakers Dental Care, LTD. Defined Benefit Trust

do/does hereby convey to

Barry Piercy and Mona Nydam, husband and wife

the following real property situated in Pinal County, State of Arizona:

Lot 50, of Saddle Creek Ranch, according to Cabinet D, Slide 170, records of Pinal County, Arizona.

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.

Escrow No.: 2019010004AZ

Dated: January 16, 2019

Grantors:

Franklin D. Hulme, Trustee of Smilemakers Dental Care, LTD. Defined Benefit Trust

BY: Franklin D. Hulme, Trustee

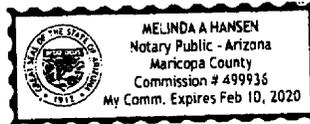
[Handwritten signature of Franklin D. Hulme]

State Of Arizona

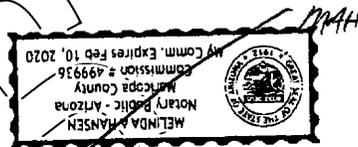
County Of Maricopa

On this 12 day of JAN, 2019, before me personally appeared Franklin D. Hulme, 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.

FOR NOTARY SEAL OR STAMP



[Handwritten signature of Melinda A. Hansen]
Notary Public MELINDA A HANSEN



My Commission Expires on: 2-10-2020

(SEAL)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 509-50-15003
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:
Franklin D. Hulme, Trustee of Smitemakers Dental Care, LTD. Defined Benefit Trust
1355 W. Island Circle
Chandler, AZ 85248

3. (a) BUYER'S NAME AND ADDRESS:
Barry Piercy and Mona Nydam
6562 W. Gelding Ave
Coolidge, AZ 85128
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
6561 W. Mare Ave
Coolidge, AZ 85128

5. MAIL TAX BILL TO:
Barry Piercy and Mona Nydam
6562 W. Gelding Ave
Coolidge, AZ 85128

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
d. 2-4 Plex Affixed Not Affixed
e. Apartment Building 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 d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy 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.

Signature of Seller / Agent _____
State of Arizona, County of Pinal
Subscribed and sworn to before me this 12 day of January, 2019
Notary Public _____
Notary Expiration Date 2-10-2020

FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 01/16/2019 1346
FEE NUMBER: 2019-003231

10. SALE PRICE \$ 39900 00

11. DATE OF SALE (Numeric Digits): 01/16/19
Month / Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING
a. Cash (100% of Sale Price) e. New loan(s) from financial institution
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (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):
True North Title Agency
15333 N Pima Road Suite 155
Scottsdale, AZ 85260

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer/Agent _____
State of Arizona, County of Pinal
Subscribed and sworn to before me this 14 day of January, 2019
Notary Public _____
Notary Expiration Date _____

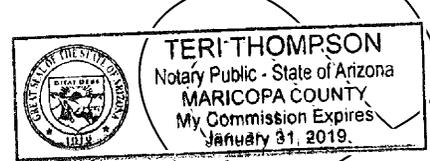
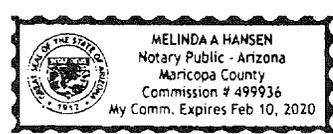


EXHIBIT "A"

Lot 50, of Saddle Creek Ranch, according to Cabinet D, Slide 170, records of Pinal County, Arizona.

Handwritten text: "SADDLE CREEK RANCH"