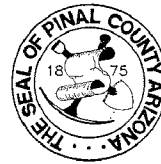


RECORDED ELECTRONICALLY  
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

Thomas Milton Britt  
29450 N. 46th Pl.  
Cave Creek, AZ 85331

DATE/TIME: 07/31/2014 1111

FEE: \$14.00

PAGES: 5

FEE NUMBER: 2014-044250



ESCROW NO.: 76140766 - 076 --TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

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

**Diane K Wiersema, trustee of The Wayne H. Wiersema and Diane K. Wiersema Trust Agreement,**  
dated August 9, 2006

("Grantor") conveys to

**Thomas Milton Britt and Margie Elaine Britt, Husband and Wife**

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.

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

Dated: July 18, 2014

**Grantor(s):**

**SELLER:**

**The Wayne H. Wiersema and Diane K. Wiersema Trust  
Agreement, dated August 9, 2006**

*Diane K. Wiersema, trustee*  
\_\_\_\_\_  
Diane K. Wiersema, trustee

State of AZ  
County of MARICOPA

} ss:

Individual

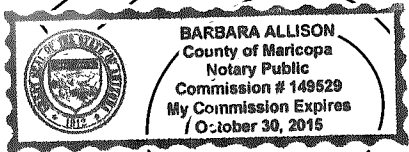
The foregoing Warranty Deed, dated July 18, 2014 and consisting of 2 page(s), was acknowledged before me this 21 day of July, 2014, by

Olivia K. Wisniewski Trustee

Barbara Allison

Notary Public

My comm. Expires: 10/30/15



FFCS

DATE: July 18, 2014

ESCROW NO.: 76140766-076-TH

**TRUST DECLARATION**

**Disclosure of Beneficiaries**

Pursuant to ARS.33-404, the names of the beneficiaries of the Declaration of Trust dated August 9 2006 \_\_\_\_\_ are as follows:

Name: Carrie Kapp

Address: 45647 N. McKenzie Mesa Az 85212

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

By: Diane K. Wiersema, Trustee \_\_\_\_\_  
(Signature of Trustee) (Signature of Trustee)

as Trustee (s) of The Wayne H Wiersema and Diane K Wiersema Trust Agreement

(This document will be recorded at the Close of Escrow attached to the Deed)

ESCROW NO.: 76140766 076 TH

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

Thomas Milton Britt and Margie Elaine Britt, 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 July 18, 2014, and executed by The Wayne H. Wiersema and Diane K. Wiersema Trust Agreement, dated August 9, 2006 as Grantors, to Thomas Milton Britt and Margie Elaine Britt, Husband and Wife as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

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: July 18, 2014

GRANTEES:

*Thomas Milton Britt*

Thomas Milton Britt

*Margie Elaine Britt*

Margie Elaine Britt

State of Arizona } ss:  
County of Pinal Maricopa } *sw*

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated July 18, 2014 and consisting of 1 page(s), was acknowledged before me this 28<sup>th</sup> day of July, 2014, by

Thomas Milton and Margie Elaine Britt.

*Shandie Weant*  
Notary Public



Exhibit A

LOT 28, ROBSON RANCH-CASA GRANDE UNIT FOUR, ACCORDING TO CABINET F, SLIDE 5, PINAL COUNTY, AND AFFIDAVIT OF CORRECTION RECORDED AT 2005-75286, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AND THE EXCLUSIVE RIGHT THERETO, OR UNDER THE ABOVE DESCRIBED LANDS, AS SET FORTH IN THE RECORDED PATENT RECORDED IN DOCKET 959, PAGE 393.

EXCEPT ALL WATER, OIL, GAS, MINERALS AND RIGHTS THERETO.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402-30-211  
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:

The Wayne H. Wiersema and Diane K. Wiersema Trust Agreement, dated August 9, 2006  
640 N Marble  
Gilbert, AZ 85234

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

Thomas Milton Britt  
29450 N. 46th Pl.  
Cave Creek, AZ 85331

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

4. ADDRESS OF PROPERTY:

5161 N. Scottsdale Rd.  
Eloy, AZ 85131

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

Thomas Milton Britt  
Same as # 4

(b) Next tax payment due Oct 2014

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:

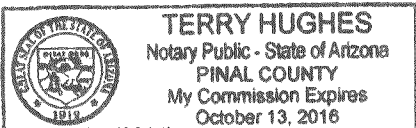
- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

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.

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 29 day of July 2014  
Notary Public \_\_\_\_\_  
Notary Expiration Date 10/13/16



FOR RECORDER'S USE ONLY  
**PINAL COUNTY**  
DATE/TIME: **07/31/2014 1111**  
FEE NUMBER: **2014-044250**

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: \$ 270,000.00

11. DATE OF SALE (Numeric Digits): 6/20/14  
Month / Year

12. DOWN PAYMENT \$ 54,000.00

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):

Samuel's #4  
Phone: \_\_\_\_\_

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 Pinal  
Subscribed and sworn to before me on this 29 day of July 2014  
Notary Public \_\_\_\_\_  
Notary Expiration Date 10/13/16



EXHIBIT "A"  
Legal Description

LOT 28, ROBSON RANCH-CASA GRANDE UNIT FOUR, ACCORDING TO CABINET F, SLIDE 5, PINAL COUNTY, AND AFFIDAVIT OF CORRECTION RECORDED AT 2005-75286, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AND THE EXCLUSIVE RIGHT THERETO, OR UNDER THE ABOVE DESCRIBED LANDS, AS SET FORTH IN THE RECORDED PATENT RECORDED IN DOCKET 959, PAGE 393.

EXCEPT ALL WATER, OIL, GAS, MINERALS AND RIGHTS THERETO.

Official Seal