



Clear Title Agency of Arizona

Recording Requested by:
Clear Title Agency of Arizona

When recorded mail to:
David D. Payant and Patricia A. Payant
4826 East Meadow Mist Lane
San-Tan Valley, AZ 85140

DATE/TIME: 08/20/2013 1540

FEE: \$14.00

PAGES: 4

FEE NUMBER: 2013-068493



WARRANTY DEED

File No. 30-509536 (dd)

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

Philip J. Welch and Linda D. Welch as Trustees, or their successors in trust, under the Lindphil Family Living Trust, dated January 4, 2013, the GRANTOR does hereby convey to

David D. Payant and Patricia A. Payant, husband and wife, the GRANTEE

the following described real property situate in Pinal County, Arizona:

LOT 80, OF THE VILLAGES AT CASTLEGATE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 126.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Trust Certification(s) attached hereto.

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

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

DATED: August 15, 2013

File No.: 30-509536 (dd)
A.P.N.: 109-23-4270 6

Warranty Deed - continued

Philip J. Welch and Linda D. Welch as Trustees, or their successors in trust, under the Lindphil Family Living Trust, dated January 4, 2013

Philip J. Welch
Philip J. Welch, Trustee

Linda D. Welch
Linda D. Welch, Trustee

STATE OF AZ)
County of Maricopa) ss.

On Aug 15 2013, before me, the undersigned Notary Public, personally appeared The Lindphil Family Living Trust, 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 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: 1/29/2014 Notary Public *[Signature]*

* Philip J. Welch and Linda D. Welch as Trustees



Trust Certification

Clear Title Agency of Arizona
4864 East Baseline Road, Suite 106
Mesa, AZ 85206

RE: Escrow.No. 30-509536

The undersigned, bring the Trustee(s) of the The Lindphil Family Living Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and address of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Kara Turk
ADDRESS: 4097 Lexington Ave Wether, AZ 85234

NAME: Paul Welch
ADDRESS: 9 Seneca Ln Bordenston, NJ 08809

NAME: Gregory Welch
ADDRESS: Calle Imperial 3B, P.O. Box 109, Majorca Vecina, Palma de Mallorca, Spain

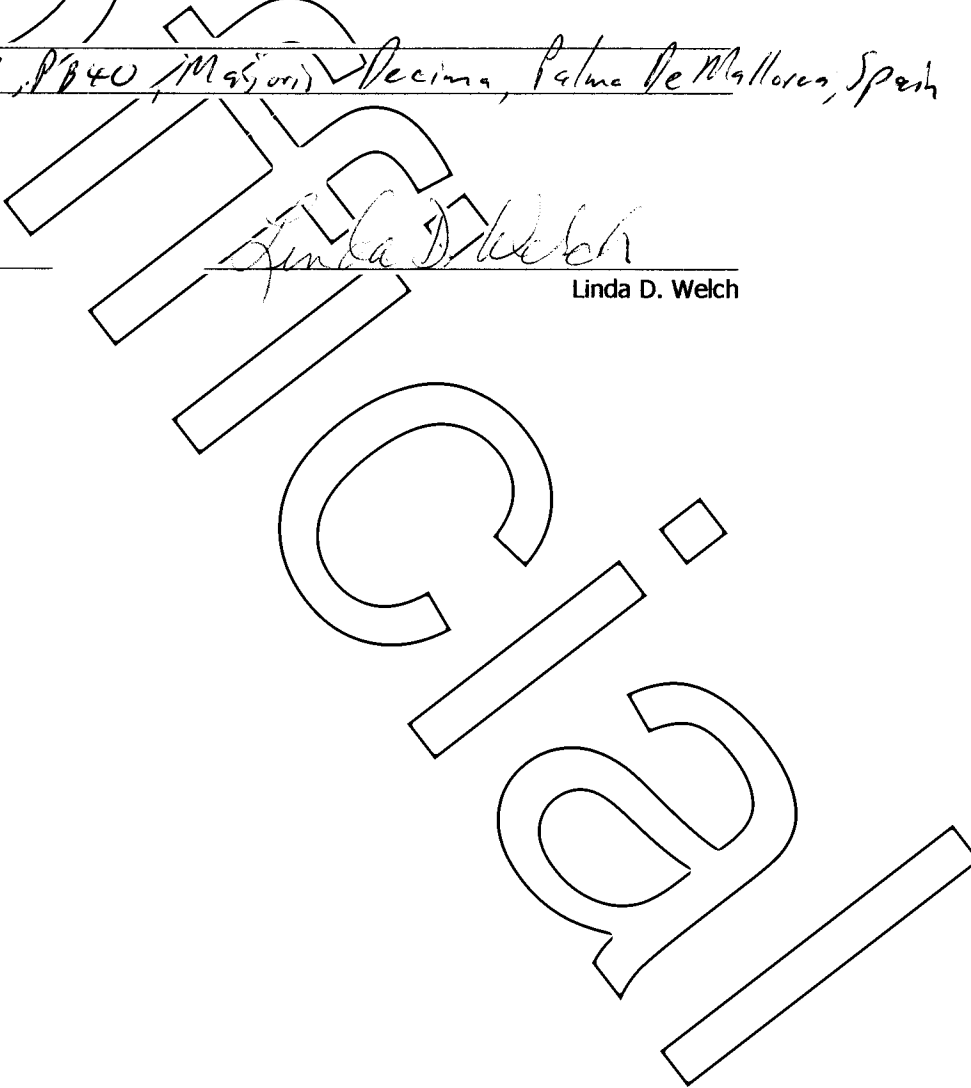
Nicole Johnson
2916 Harvard Dr.
Wilmington, NC 28403

Philip J. Welch, Trustee

Philip J. Welch

Linda D. Welch

Linda D. Welch



ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated August 12, 2013 by and between The Lindphil Family Living Trust and David D. Payant and Patricia A. Payant.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: August 12, 2013

David D. Payant

David D. Payant

Patricia A. Payant

Patricia A. Payant

STATE OF California

County of Los Angeles

) ss.

On August 14, 2013, before me, the undersigned Notary Public, personally appeared **David D. Payant and Patricia A. Payant**, 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 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: 5/23/2015

[Signature]

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-23-4270 6
 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 Lindphil Family Living Trust
1060 West Empress Tree Avenue
San Tan Valley, AZ 85140

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

David D. Payant and Patricia A. Payant
4826 East Meadow Mist Lane
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

4826 East Meadow Mist Lane
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

David D. Payant and Patricia A. Payant
4826 East Meadow Mist Lane
San Tan Valley, AZ 85140

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:

- 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:

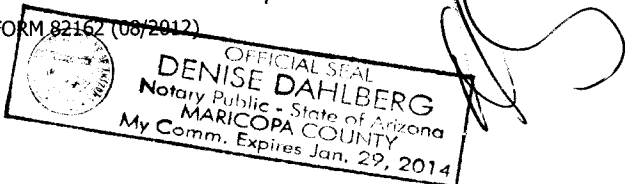
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc. _____

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

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim 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 on this 1 day of Aug 2013
 Notary Public _____
 Notary Expiration Date 1/29/2014



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 08/20/2013 1540

FEE NUMBER: 2013-068493

10. SALE PRICE: \$ 154,900.00 **00**

11. DATE OF SALE (Numeric Digits): 0 8 / 1 6
 Month/Year

12. DOWN PAYMENT \$ 154,900.00 **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):

Clear Title Agency of Arizona
4864 East Baseline Road, Suite 106
Mesa, AZ 85206
30-509536 (dd) Phone (480)278-8430

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 80, of The Village at Castlegate (/)

Signature of Buyer / Agent _____
 State of Arizona _____, County of Pinal _____
 Subscribed and sworn to before me on this 1 day of Aug 2013
 Notary Public _____
 Notary Expiration Date 1/29/2014

