



DATE/TIME: 05/31/2013 1038

FEE: \$14.00

PAGES: 4

FEE NUMBER: 2013-045341



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
F & P Rentals LLC
1801-24th Street SW
Minot, ND 58701

WARRANTY DEED

File No. 240-5553369 (lkh)

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

Lawrence T. Martin, Trustee of The Revocable Trust of Lawrence T. Martin and Darleen M. Martin, dated August 20, 1991, dated August 20, 1991, the GRANTOR does hereby convey to

F & P Rentals LLC, an Arizona limited liability company, the GRANTEE

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

LOT 136 AND THAT PORTION OF TRACT D, LYING BETWEEN THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 136 AND THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 136, OF SIERRA ENTRADA GARDEN HOMES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 19 OF MAPS, PAGE(S) 38.

EXCEPT THAT PORTION OF LOT 136 - SIERRA ENTRADA GARDEN HOMES, UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 19 OF MAPS, PAGE 38, MORE PARTICULARLY DEFINED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 136;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 136, A DISTANCE OF 10';

THENCE NORTHWESTERLY, TO A POINT ON THE WESTERLY LINE OF SAID LOT 136, DISTANT 10' FROM THE SOUTHWESTERLY CORNER OF SAID LOT 136;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 136, A DISTANCE OF 10' TO THE POINT OF BEGINNING.

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: April 24, 2013

File No.: 240-5553369 (lkh)
A.P.N.: 101-28-1360 4

Warranty Deed - continued

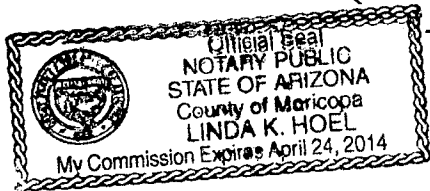
STATE OF AZ)
County of Pinal)ss.

On May 24, 2013, before me, the undersigned Notary Public, personally appeared Lawrence T. Martin, 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: 4/24/2014

Linda K. Hoel
Notary Public



File No.: 240-5553369 (lkh)
A.P.N.: 101-28-1360 4

Warranty Deed - continued

TRUST CERTIFICATION

April 24, 2013

First American Title Insurance Company
6877 South Kings Ranch Road, Suite 5
Gold Canyon, AZ 85118

RE: Escrow No. 240-5553369

The undersigned, being the Trustee(s) of the The Revocable Trust of Lawrence, 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 addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME:

Lawrence T. Martin

ADDRESS:

7858 S.E. King Rd Milwaukee, WI 53222

NAME:

ADDRESS:

NAME:

ADDRESS:

The Revocable Trust of Lawrence

Lawrence T. Martin Trustee

Lawrence T. Martin, Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-28-1360 4
 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 Revocable Trust of Lawrence
 7858 Southeast King Road SP-12
 Milwaukie, OR 97222

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

F & P Rentals LLC
 1801 24th Street SW
 Minot, ND 58701

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

4. ADDRESS OF PROPERTY:

785 South Del Rio Court
 Apache Junction, AZ 85120

5. MAIL TAX BILL TO:

F & P Rentals LLC
 1801 24th Street SW
 Minot, ND 58701

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:

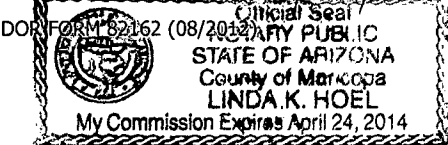
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 24th day of May 20 14
 Notary Public Linda K. Hoel
 Notary Expiration Date 4/24/2014



FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 05/31/2013 1038
 FEE NUMBER: 2013-045341

10. SALE PRICE: \$ 105,000.00 **00**

11. DATE OF SALE (Numeric Digits): 0 4 / 1 3
 Month/Year

12. DOWN PAYMENT \$ 105,000.00 **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):

First American Title Insurance Company
 6877 South Kings Ranch Road, Suite 5
 Gold Canyon, AZ 85118
 240-5553369 (lkh) Phone (480)288-0883

18. LEGAL DESCRIPTION (attach copy, if necessary):

LOT 136 AND THAT PORTION OF TRACT D of SIERRA ENTRADA GARDEN HOMES UNIT TWO (19 / 38)

Signed in counterpart

Signature of Buyer / Agent _____
 State of Arizona _____, County of Pinal
 Subscribed and sworn to before me on this _____ day of _____ 20 _____
 Notary Public _____
 Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 101-28-1360 4
 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 Revocable Trust of Lawrence
7858 Southeast King Road split
Milwaukie, OR 97222

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

F & P Rentals LLC
1801 24th Street SW
Minot, ND 58701

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

4. ADDRESS OF PROPERTY:

785 South Del Rio Court
Apache Junction, AZ 85120

5. MAIL TAX BILL TO:

F & P Rentals LLC
1801 24th Street SW
Minot, ND 58701

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.

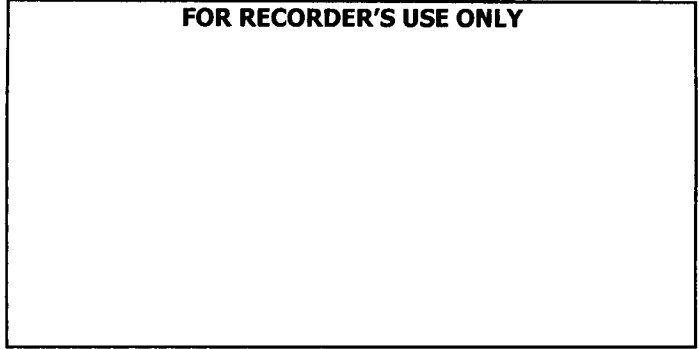
9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- 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.

Signed in counterpart

Signature of Seller / Agent _____
 State of Arizona, County of Pinal
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____



10. SALE PRICE: \$ 105,000.00 **00**

11. DATE OF SALE (Numeric Digits): 0 4 / 1 3
 Month/Year

12. DOWN PAYMENT \$ 105,000.00 **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):

First American Title Insurance Company
6877 South Kings Ranch Road, Suite 5
Gold Canyon, AZ 85118
240-5553369 (lkh) Phone (480)288-0883

18. LEGAL DESCRIPTION (attach copy, if necessary):

LOT 136 AND THAT PORTION OF TRACT D OF SIERRA ENTRADA GARDEN HOMES UNIT TWO (19 / 38)

Signature of Buyer / Agent Out Bechner
 State of Arizona ND, County of Pinal WARD
 Subscribed and sworn to before me on this 24 day of May 2013
 Notary Public Mary Zimmerman
 Notary Expiration Date 12-17-2017

