



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS**

at the request of **Pioneer Title Agency, Inc.**  
When recorded mail to  
**Pioneer Title Agency, Inc.**  
**7310 N. 16<sup>th</sup> Street Suite 250**  
**Phoenix, Az. 85020**

DATE/TIME: 12/30/2016 1202  
FEE: \$12.00  
PAGES: 5  
FEE NUMBER: 2016-088336



**02454333**

Tax Code: **210-05-018**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CAPTION HEADING: Affidavit of Scrivener's Error**

This document is being re-recorded to correct the legal description to read as shown on Exhibit B

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

(THIS FORM IS FOR RECORDER'S USE ONLY)



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 12/16/2016 0843  
FEE: \$12.00  
PAGES: 3  
FEE NUMBER: 2016-084398



02454333

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF ARIZONA )  
 )ss  
County of Pinal )

Mark Monty, being first duly sworn states under oath as follows:

That he is Vice President of Pioneer Title Agency, Inc., an Arizona corporation and in that capacity is duly authorized to execute this Affidavit.

WHEREAS, April 29, 2015, Pioneer Title Agency, Inc., an Arizona corporation did cause the recordation of the following instruments:

1. Warranty Deed by and between Leonard C. Tullous and Charlotte Kay Tullous, Husband and Wife, as Community Property with Right of Survivorship, Grantors and Trevor Forbis, an unmarried man, Grantee recorded April-29, 2015 in Document No. 2015-027409.
2. Deed of Trust by and between Trevor Forbis, an unmarried man, Trustor and Prospect Mortgage, LLC, a limited liability company, Beneficiary recorded April 29, 2015 in Document No. 2015-027410.

Whereas the instruments contained an incorrect Legal Description.

Whereas, Pioneer Title Agency, Inc., an Arizona corporation desires that the instruments be corrected for the benefit of the public record;

NOW THEREFORE, Pioneer Title Agency, Inc., an Arizona corporation here by corrects the instruments to correct the legal description as follows:

See attached Exhibit A

FURTHER, Affiant sayeth naught.

Dated December 16, 2016

Pioneer Title Agency, Inc., an Arizona corporation

By: *Mark Monty*  
Mark Monty, Vice President

State of Arizona )

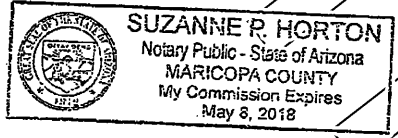
County of Maricopa )

This instrument was acknowledged before me this 16th day of December, 2016 by Mark Monty as Vice President of Pioneer Title Agency Inc., an Arizona corporation.



*Suzanne Horton*  
Notary Public

My commission expires: 5/8/18



*Watermark: PIONEER TITLE AGENCY, INC.*

Exhibit A

That portion of the East half of Section 3, Township 3 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, and being a portion of Parcel 16 of SUN VALLEY FARMS UNIT VI, according to the Survey recorded in Book 1 of Surveys, Page 70, Pinal County Records, described as follows:

BEGINNING at the Southeast corner of said Parcel 16;

thence South 88 degrees, 40 minutes, 47 seconds West along the South line of last said Parcel, a distance of 190.83 feet;

thence North 01 degrees, 12 minutes, 22 seconds West, a distance of 457.50 feet;

thence North 89 degrees, 15 minutes, 38 seconds East, a distance of 190.83 feet to a point on the East line of said Parcel 16;

thence South 01 degrees, 12 minutes, 22 seconds East along said East line, a distance of 435.76 feet to the East quarter corner of Section 3;

thence continuing South 01 degrees, 12 minutes, 22 seconds East, a distance of 19.81 feet to the POINT OF BEGINNING.

THENCE along the North line of this parcel and parallel to the North line of said aliquot section South 89°58'22" East 331.08 feet to the East line of said aliquot section and the Northeast corner of this parcel;

THENCE along said East line South 00°00'13" East, 250.12 feet to the North line of the South 30 feet of the Southeast quarter of the Northwest quarter of said Section 21 and the North line of said Saddle Mountain Road and the Southeast corner of this parcel.

THENCE along said North line South 89°58'35" West, 331.17 feet to the TRUE POINT OF BEGINNING.

2016-084398  
This document is a fully true and correct copy of the original recorded in this office.

Attest Dec 29 2016

Virginia Rose  
Pinal County Recorder  
State of Arizona, County of Pinal

By \_\_\_\_\_ Deputy

Exhibit A

That portion of the East half of Section 3, Township 3 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, and being a portion of Parcel 16 of SUN VALLEY FARMS UNIT VI, according to the Survey recorded in Book 1 of Surveys, Page 70, Pinal County Records, described as follows:

BEGINNING at the Southeast corner of said Parcel 16;

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thence North 01 degrees, 12 minutes, 22 seconds West, a distance of 457.50 feet;

thence North 89 degrees, 15 minutes, 38 seconds East, a distance of 190.83 feet to a point on the East line of said Parcel 16;

thence South 01 degrees, 12 minutes, 22 seconds East along said East line, a distance of 435.76 feet to the East quarter corner of Section 3;

thence continuing South 01 degrees, 12 minutes, 22 seconds East, a distance of 19.81 feet to the POINT OF BEGINNING.