

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

James A Rothenbuhler Trustee of
the James A Rothenbuhler 2011
Trust

PO BOX 140095

Salcha, AK 99714

ESCROW NO.: 76170399-076 - TH



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 04/04/2017 0808

FEE: \$23.00

PAGES: 4

FEE NUMBER: 2017-023281



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

Basil Harrison and Sally Harrison, Husband and Wife

("Grantor") conveys to

James A Rothenbuhler Trustee of the James A Rothenbuhler 2011 Trust and Paula G Rothenbuhler Trustee of the Paula G Rothenbuhler 2011 Trust

the following real property situated in Pinal County, ARIZONA:

LOT 435 ARIZONA CITY UNIT SEVEN, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN BOOK 15 OF MAPS, PAGE 27.

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: March 27, 2017

Grantor(s):

SELLERS:

Basil Harrison

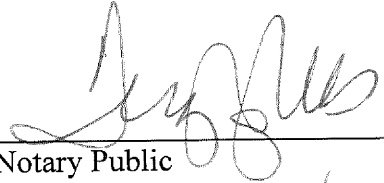
Sally Harrison

State of Arizona
County of Pinal } ss:

Individual

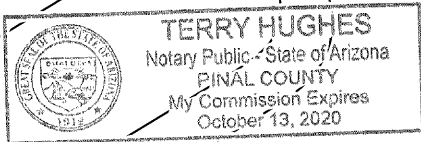
The foregoing Warranty Deed, dated March 27, 2017 and consisting of 2 page(s), was acknowledged before me this 28 day of March, 2017, by

Basil Harrison and Sally Harrison.



Notary Public

My comm expires 10/13/2020



FOR SALE

DATE: March 27, 2017

ESCROW NO.: 76170399-076-TH

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated 2011 _____ are as follows:

Name: PAULA E. ROTHENBUHLER

Address: P.O. BOX 140095 SALCHA, AK 99714

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By James A. Rothenbuhler _____
(Signature of Trustee) (Signature of Trustee)

as Trustee (s) of The James A Rothenbuhler 2011 Trust _____

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

DATE: March 27, 2017

ESCROW NO.: 76170399-076-TH

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated 2011 are as follows:

Name: JAMES A ROTHENBUHLER

Address: PO BOX 140095 SALCHA AK 99714

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

By: Paula G. Rothenbuhler
(Signature of Trustee)

(Signature of Trustee)

as Trustee (s) of The Paula G Rothenbuhler 2011 Trust

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

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 408-18-4350
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:

Basil Harrison
15227 Griffin Ln
Caldwell, ID 83607

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

James A Rothenbuhler Trustee of the James A Rothenbuhler
2011 Trust
PO BOX 140095
Salcha, AK 99714

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

4. ADDRESS OF PROPERTY:

15301 S Kline Pl
Arizona City, AZ 85123

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

James A Rothenbuhler Trustee of the James A Rothenbuhler
2011 Trust
Same as # 3

(b) Next tax payment due oct 2017

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.

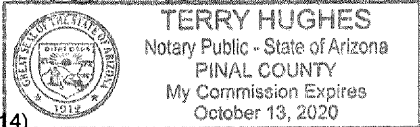
Basil Harrison
Signature of Seller / Agent

State of AZ, County of Pinal

Subscribed and sworn to before me on this 28 day of March 2017

Notary Public Terry Hughes

Notary Expiration Date 10/13/2020



DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 04/04/2017 0808
FEE NUMBER: 2017-023281

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: \$ 252,500.00

11. DATE OF SALE (Numeric Digits): 31 2017
Month / Year

12. DOWN PAYMENT \$ 252,500.00

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):
Same as # 3
Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

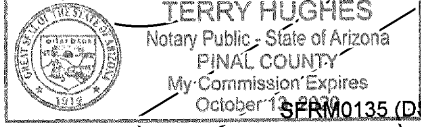
Paula Rothenbuhler
Signature of Buyer / Agent

State of AZ, County of Pinal

Subscribed and sworn to before me on this 27 day of March 2017

Notary Public Terry Hughes

Notary Expiration Date 10/13/2020



SPRM0135 (DS) Rev. 05/17/2014

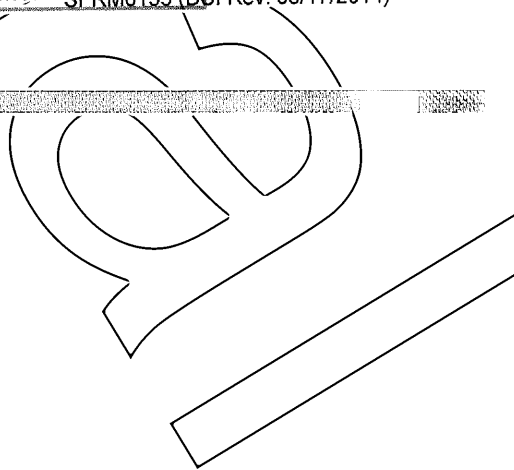


EXHIBIT "A"
Legal Description

LOT 435 ARIZONA CITY UNIT SEVEN, ACCORDING TO THE MAP OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN BOOK 15 OF MAPS,
PAGE 27.