



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

Electronically Recorded

DATE/TIME: Apr 06, 2018 11:11 AM  
FEE: \$ 20.00  
PAGES: 3  
FEE NUMBER: 2018-025581



Recording Requested by:  
First American Title Insurance Company

When recorded, mail to:  
Mark E. Gurnow  
6468 South Sandtrap Drive  
Gold Canyon, AZ 85118

1/2

**WARRANTY DEED**

File No. 205-5894901 (PB)

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

**Glen O. Peppel and Donna M. Peppel, Trustees of the Glen & Donna Peppel Family Trust, dated 10/31/2006**, the GRANTOR does hereby convey to

**Mark E. Gurnow, an unmarried man,** the GRANTEE

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

LOT 109, PARCEL 11 AT MOUNTAINBROOK VILLAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 119;

EXCEPT 1/16TH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS AND FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AND THE EXCLUSIVE RIGHT THERETO, ON IN OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA, AS SET FORTH IN THE PATENT RECORDED IN DOCKET 1144, PAGE 465.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure 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.

File No.: 205-5894901 (PB)  
A.P.N.: 104-88-1090.5

Warranty Deed - continued

DATED: January 31, 2018

Glen O. Peppel and Donna M. Peppel, Trustees  
of the Glen & Donna Peppel Family Trust, dated  
10/31/2006

Glen O. Peppel Trustee  
Glen O. Peppel, Trustee

Donna M. Peppel Trustee  
Donna M. Peppel, Trustee

STATE OF AZ

County of Pima

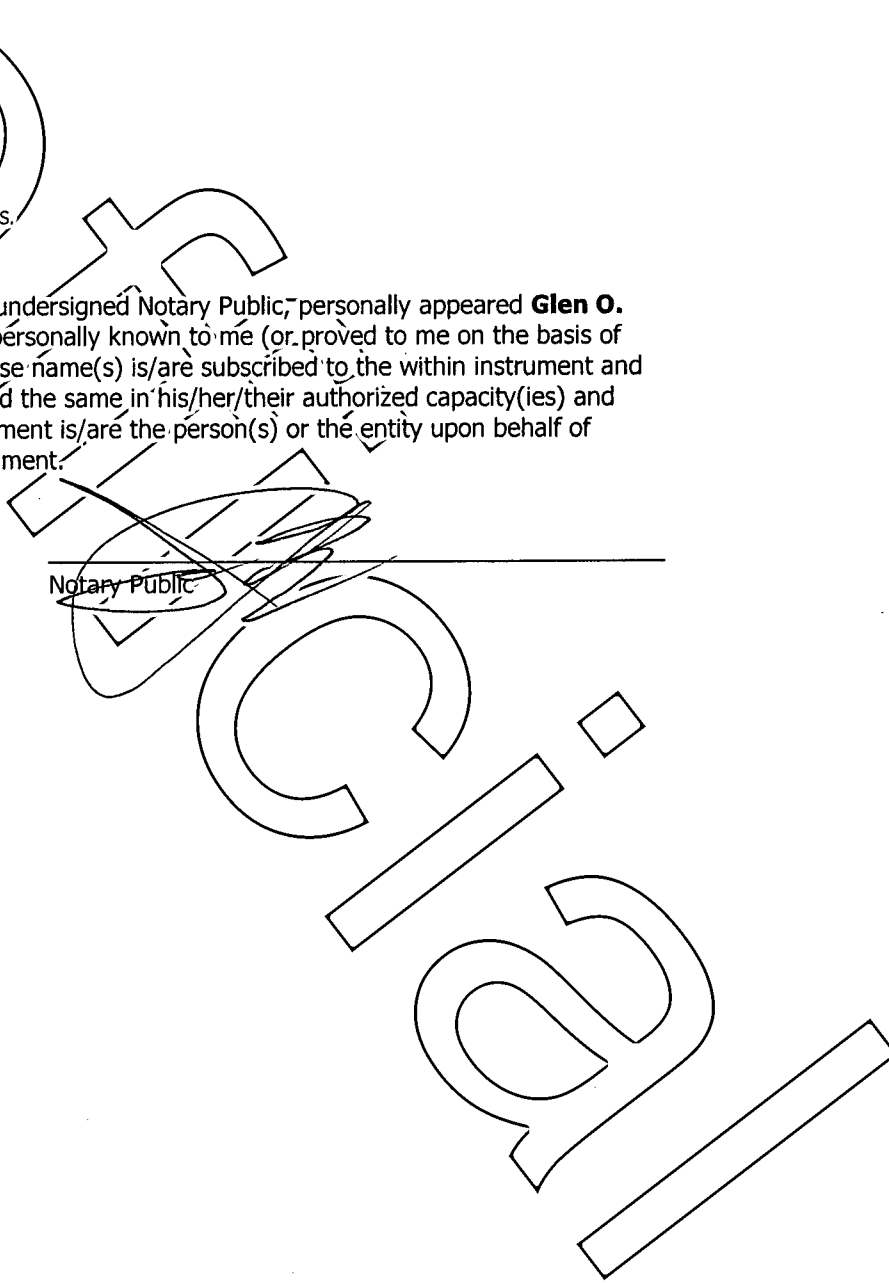
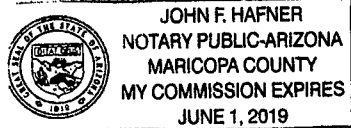
) ss.

On MARCH 23, 2018, before me, the undersigned Notary Public, personally appeared **Glen O. Peppel and Donna M. Peppel, Trustees**, 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 is/are 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: JUNE 1, 2019

Notary Public



File No.: 205-5894901 (PB)  
A.P.N.: 104-88-1090.5

Warranty Deed - continued

BENEFICIARY DISCLOSURE

January 31, 2018

First American Title Insurance Company  
4500 S. Lakeshore Drive, Suite-130  
Tempe, AZ 85282

RE: Escrow No. 205-5894901

The undersigned, being the Trustee(s) of the Glen & Donna Peppel Family 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 addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Donna M. Peppel  
ADDRESS: 500 Heartwood Dr Crosby, MN 56441

NAME: Glen O. Peppel  
ADDRESS: 500 Heartwood Dr Crosby, MN 56441

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

Glen & Donna Peppel Family Trust

Glen O. Peppel, Trustee  
Glen O. Peppel, Trustee

Donna M. Peppel, Trustee  
Donna M. Peppel, Trustee

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 104-88-1090 5  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
Glen & Donna Peppel Family Trust  
500 Heartwood Drive Apt 201  
Crosby, MN 56441

3. (a) BUYER'S NAME AND ADDRESS:  
Mark Edward Gurnow  
6468 South Sandtrap Drive  
Gold Canyon, AZ 85118  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
6468 South Sandtrap Drive  
Gold Canyon, AZ 85118

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Mark Edward Gurnow  
6468 South Sandtrap Drive  
Gold Canyon, AZ 85118  
 (b) Next tax payment due 10-01-2018

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box  
 a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 c.  Condo or Townhouse h.  Mobile or manufactured Home  
      Affixed  Not Affixed  
 d.  2-4 Plex i.  Other Use; Specify: \_\_\_\_\_  
 e.  Apartment Building

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 Donna M. Peppel  
 State of Arizona \_\_\_\_\_, County of PINAL  
 Subscribed and sworn to before me on this 23 day of MARCH 20 18  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date JUNE 1, 2019

DOR FORM 82162 (04/2014)

**JOHN F. HAFNER**  
 NOTARY PUBLIC-ARIZONA  
 MARICOPA COUNTY  
 MY COMMISSION EXPIRES  
 JUNE 1, 2019

**FOR RECORDER'S USE ONLY**  
**PINAL COUNTY**  
 DATE/TIME: 04/06/2018 11:11 AM  
 FEE NUMBER: 2018-025581\_AOPV

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
 a.  Warranty Deed d.  Contract or Agreement  
 b.  Special Warranty Deed e.  Quit Claim Deed  
 c.  Joint Tenancy Deed f.  Other:

10. SALE PRICE: \$ 250,000.00 00

11. DATE OF SALE (Numeric Digits): 0 4 / 1 8 Month/Year

12. DOWN PAYMENT \$ 87,500.00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s) f.  Other financing; Specify:  
 d.  Seller Loan (Carryback)

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):  
Mark Edward Gurnow  
6468 South Sandtrap Drive  
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):  
Lot 109, of PARCEL 11 AT MOUNTAINBROOK VILLAGE (B / 119)

Signature of Buyer / Agent Mark Edward Gurnow  
 State of Arizona \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this 3 day of April 20 18  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

**PENNY BAILEY**  
 Notary Public - State of Arizona  
 MARICOPA COUNTY  
 My Commission Expires  
 February 19, 2019