



RECORDED ELECTRONICALLY  
BY SECURITY-TITLE AGENCY

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Jerry A. Thibodeau

2281 Success Dr 1

Wasilla, AK 99654

DATE/TIME: 03/07/2018 1527

FEE: \$20.00

PAGES: 5

FEE NUMBER: 2018-016669



ESCROW NO.: 76180138 - 076 - TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

**Ray E. Poynor, Trustee of The Ray Poynor Trust dated 7-16-1999**

("Grantor") conveys to

**Jerry A. Thibodeau and Melissa C. Thibodeau, Husband and Wife**

the following real property situated in Pinal County, ARIZONA:

Lot 1622, of Arizona City Unit Three, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 1. .

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 5, 2018

Grantor(s):

SELLER:

The Ray Poynor Trust date 7-16-1999

*Ray E. Poynor, Trustee*  
Ray E. Poynor, Trustee

Wdeed

Escrow No.: 76180138-076-TH  
Warranty Deed...Continued

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

Individual

The foregoing Warranty Deed, dated March 5, 2018 and consisting of 2 page(s), was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018,

by \_\_\_\_\_, the Trustee of The Ray E. Poyner Trust, dated 7-16-1999.

*see attached*

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Wdeed

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Shasta )

On 03-06-2018 before me, K.VANKLINKEN, NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

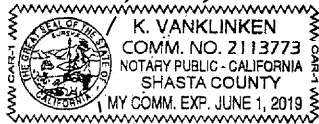
personally appeared Ray E. Poyner

Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature K. Vanklinken

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: 03-05-18

Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer -- Title(s): \_\_\_\_\_
- Partner --  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer -- Title(s): \_\_\_\_\_
- Partner --  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

DATE: March 5, 2018

ESCROW NO.: 76180138-076-TH

**TRUST DECLARATION**

**Disclosure of Beneficiaries**

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated 7-16-1999 are as follows:

Name: KATHY KREKEL

Address: 19366 Carnegie Ct, Redding CA 96003

Name: Alan E Poyner

Address: Silver City NM. 19366 Carnegie Ct. Redding, CA 96003

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

By: Jay E Poyner Trustee (Signature of Trustee)

(Signature of Trustee)

as Trustee (s) of The Ray E. Poyner Trust, dated 7-16-1999

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

Trustdel

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

Jerry A. Thibodeau and Melissa C. Thibodeau, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated March 5, 2018, and executed by Ray E. Poynor, Trustee of The Ray E. Poynor Trust, dated 7-16-1999 as Grantors, to Jerry A. Thibodeau and Melissa C. Thibodeau, Husband and Wife as Grantees, and which conveys the real property described as:

Lot-1622, of Arizona City Unit Three, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 1.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: March 5, 2018

GRANTEES:

[Signature]  
Jerry A. Thibodeau

[Signature]  
Melissa C. Thibodeau

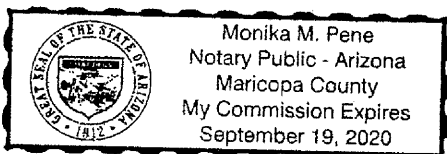
State of Arizona  
County of Pinal

} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated March 5, 2018 and consisting of 1 page(s), was acknowledged before me this 6 day of March, 2018,

by Jerry A. Thibodeau and Melissa C. Thibodeau



[Signature]  
Notary Public  
My Commission Expires: 9/19/20

Acptcp

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 408-05-169  
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? 0

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Ray E. Poynor, Trustee of The Ray Poynor Trust date 7-16-1999

19366 Carnegie Ct  
Redding CA 96003

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

Jerry A. Thibodeau  
2281 Success Dr  
Wasilla, AK 99654

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

4. ADDRESS OF PROPERTY:

15201 S Country Club Dr  
Arizona City, AZ 85123

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

Jerry A. Thibodeau  
PO Box 5074  
Arizona City AZ 85123

(b) Next tax payment due 10/1/18

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.

Signature of Seller / Agent \_\_\_\_\_  
State of Arizona County of Pinal  
Subscribed and sworn to before me on this 7 day of March 2018  
Notary Public Misty L. McWherter  
Notary Expiration Date 3-13-2021

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**  
**DATE/TIME: 03/07/2018 1527**  
**FEE NUMBER: 2018-016669**

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: \$ 150,500.00

11. DATE OF SALE (Numeric Digits): 03 / 2018  
Month / Year

12. DOWN PAYMENT \$ 22,575.00

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 AND

briefly describe the Personal Property: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

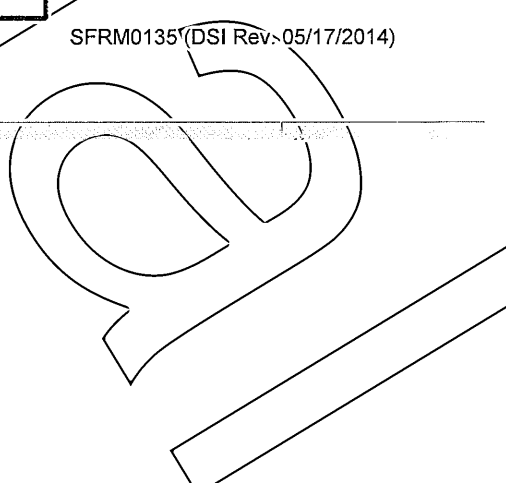
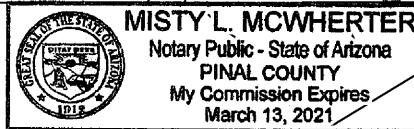
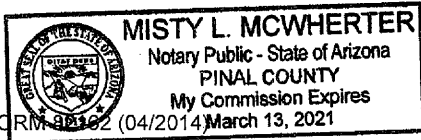
- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No
- If Yes, briefly describe the solar / energy efficient components: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer \_\_\_\_\_  
Same as #3 above  
Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**



**EXHIBIT "A"**  
Legal Description

Lot 1622, of Arizona City Unit Three, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 10 of Maps, Page 1. .