

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED MAIL TO:
GERALD AND BARBARA BURKLUND
112 PARK STREET
P.O. BOX 122
CERESCO, NE 68017

DATE/TIME: 12/19/2018 1146
FEE: \$20.00
PAGES: 6
FEE NUMBER: 2018-093628



ESCROW-NO. 18-12-143203JM ^{1/2}

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Kathleen A. Craig, as Surviving Trustee of The BC & KC Trust dated November 16, 2016,
as GRANTOR(s)

do/does hereby convey to

Gerald A. Burklund and Barbara J. Burklund, husband and wife
as GRANTEE(s)

the following real property situated in Pinal County, Arizona:

Lot 62, of SAN TAN HEIGHTS PARCEL C-11, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 24, of Maps.

APN: 516-01-5470

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Trust Certification(s) attached hereto.

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.

And the Grantor does warrant the title against all persons whomsoever, subject to the matters set forth above.

Acceptance is attached hereto and made a part herewith.

Dated: December 13, 2018

Warranty Deed

Escrow No. 18-12-143203JM
APN #: 516-01-5470

Grantor(s):

BY: Kathleen A. Craig
Kathleen A. Craig, as Surviving Trustee

State of ARIZONA }

} SS:

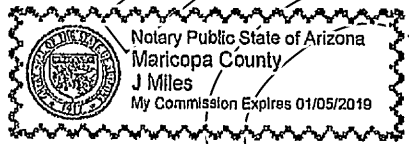
County of MARICOPA }

On 12-17-2018, before me the undersigned Notary Public, personally appeared Kathleen A. Craig, as Surviving Trustee of The BC & KC Trust dated November 16, 2016, 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.

Signature J Miles

My Commission Expires: 1-5-2019



APN: 516-01-5470
Property Address: 4498 W. Goldmine Mountain Drive
Queen Creek, Arizona 85142
Escrow No.: 18-12-143203JM

CERTIFICATION OF TRUSTEE

The undersigned being of legal age, declares under penalty of perjury:

1. That I am of legal age and current trustee of the BC & KC Trust Trust, dated November 16, 2016
2. I certify the following information:
 - a. Name of Trust: The BC & KC Trust
 - b. Date of Trust (initially): November 16, 2016
 - c. Date of Trust Amendments:
 - d. Name(s) of Trustor(s): William C. Craig and Kathleen A. Craig
 - e. Original Trustee(s): William C. Craig and Kathleen A. Craig
 - f. Successor Trustee(s):
 - g. Trust Identification No:
3. Declarant(s) state that the trust is in full force and effect. The Trust has not been revoked, terminated, or amended in any matter that would cause the representations made in the Certification to be incorrect. To the best of my knowledge, there are no other successor trustees of the subject trust except as shown herein.
4. Declarant(s) state that the following named Trustee(s) is/are fully empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiation for, contracting for, and executing the document(s) required to close the transaction which is the subject of ESCROW NO: 18-12-143203JM
5. Declarant(s) state that the following named Trustee(s) is/are fully empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiation for, contracting for, and executing the document(s) required to close the transaction which is the subject of ESCROW NO: 18-12-143203JM
 - a. Names of Trustees authorized to sign: Kathleen A. Craig
6. Declarant(s) state that to the best of his/her/their knowledge that there are no claims, challenges of any kind, causes or action alleged, contesting or questioning the validity of the trust or the trustee's authority to act in behalf of the Trust.
7. Attached hereto is a disclosure of Beneficiaries as required by A.R.S. 33-404.

**Certification of Trustee Continued
Acknowledgement/Notary**

DATED: December 13, 2018

Kathleen A. Craig
Kathleen-A. Craig, Trustee

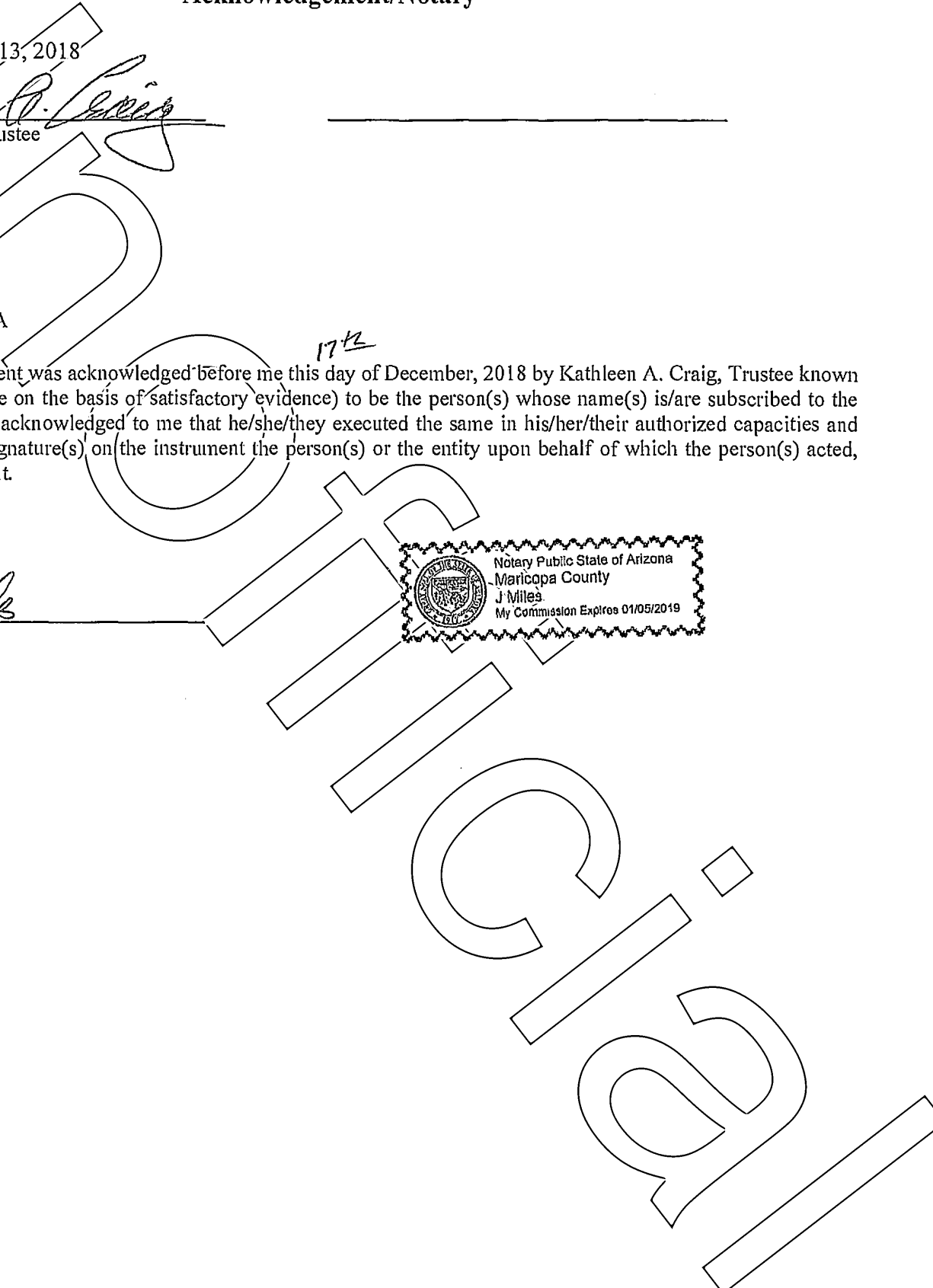
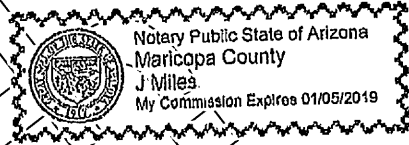
State of ARIZONA

County of MARICOPA

The foregoing instrument was acknowledged before me this day of December, 2018 by Kathleen A. Craig, Trustee 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 capacities 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.

17th

J. Miles
Notary Public



BENEFICIARIES INFORMATION (to be attached to the deed(s) to be recorded) (A.R.S. 33-404)

NAME OF TRUST: The BC & KC Trust dated November 16, 2016

BENEFICIARIES:

NAME: Kathleen A. Craig

ADDRESS: 2540 E. Megan Street, Gilbert, AZ 85295

NAME:

ADDRESS:

NAME:

ADDRESS:

NAME:

ADDRESS:

BOFFICE

Acceptance of Community Property with Right of Survivorship

Each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantee(s), named in that certain Deed attached hereto and which is dated December 13, 2018, and executed by Kathleen A. Craig, as Surviving Trustee of The BC & KC Trust dated November 16, 2016, as Grantor(s), to Gerald A. Burkland and Barbara J. Burkland, as Grantee(s), and which conveys certain premises described as:

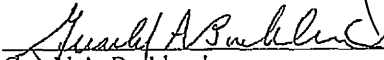
Lot 62, of SAN TAN HEIGHTS PARCEL C-11, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 24, of Maps.

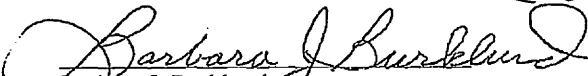
APN: 516-01-5470

To the Grantee(s), named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantee(s) hereby asserts and affirms that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated December 13, 2018


Gerald A. Burkland


Barbara J. Burkland

State of ARIZONA

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} SS:
}

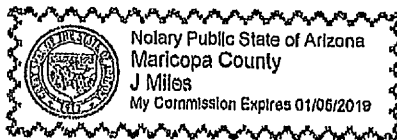
County of MARICOPA

On 12-18-2018, before me the undersigned Notary Public, personally appeared Gerald A. Burkland and Barbara J. Burkland, 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.

Signature 

My Commission Expires: 1-5-2019



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 516 - 01 - 5470 -
 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? NONE
 Please list the additional parcels below (no more than four):
 1. 3. 2. 4.

FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 12/19/2018 1146
 FEE NUMBER: 2018-093628

2. Sellers Name and Address
Kathleen A. Craig, as Surviving Trustee of The BC & KC Trust dated,
November 16, 2016
2540 E. Megan Street
Gilbert AZ 85295

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:

3. (a) Buyers Name and Address
Gerald A. Burkland and Barbara J. Burkland
4558 E. Silverbell Road
San Tan Valley AZ 85143
 (b) Are the Buyer and Seller related? Yes No
 If yes state relationship

10. SALES PRICE	\$319,000.00
11. DATE OF SALE (Numeric Digits): 12 / 18	
12. DOWN PAYMENT	\$15,000.00

4. ADDRESS OF PROPERTY:
4498 W. Goldmine Mountain Drive
Queen Creek AZ 85142

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

5. (a) MAIL TAX BILL TO:
Gerald A. Burkland
P.O. Box 122
Ceresco, NE 68017

(b) Next tax payment due 10/01/2019

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% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property: \$
 briefly describe the Personal Property:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
 a. Vacant Land: f. Commercial/Industrial:
 b. Single Family Residence: g. Agricultural:
 c. Condo or Townhouse: h. Mobile or Manufactured Home:
 d. 2-4 Plex: Affixed Not Affixed
 e. Apartment Building: i. Other Use; Specify:

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

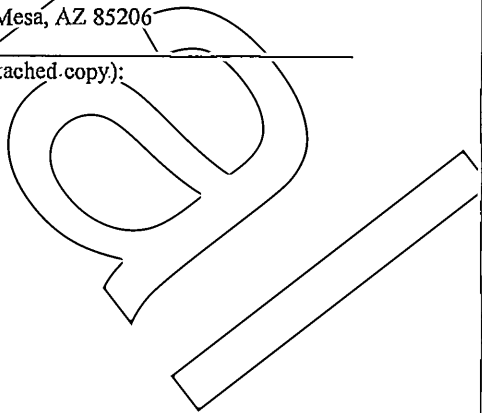
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be used as a primary residence.
 To be rented to someone other than a "qualified family member."
 Owner occupied not a primary residence.
 See reverse side for definition of a "primary residence, secondary residence" and "family member"

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Driggs Title Agency, Inc - 602-589-5300
6402 E. Superstition Springs Blvd. Mesa, AZ 85206

18. LEGAL DESCRIPTION (see attached copy):



Notary Page for Affidavit of Property Value

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.

Kathleen C. Leung
Signature of Seller/Agent
State of AZ, County of Maricopa

Barbara J. Burkland
Signature of Buyer/Agent
State of ARIZONA, County of Maricopa

Subscribed and sworn to before me this 17th day of Dec. 2018

Subscribed and sworn to before me this 18th day of Dec. 2018

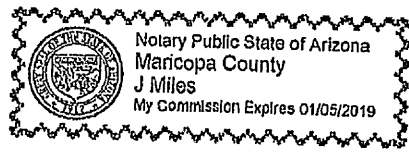
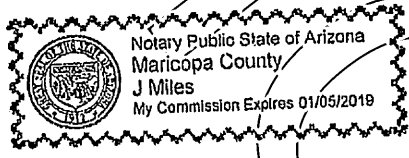
Notary Public J Miles

Notary Public J Miles

Notary Expiration Date 1-5-2019

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DOR FORM 82162 (04/2014)



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Legal Description

Lot 62, of SAN TAN HEIGHTS PARCEL C-11, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 24, of Maps.

APN: 516-01-5470

