



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Catalina Title Agency
AND WHEN RECORDED MAIL TO:
Nigel Frank Mitchell and Barbara H.
Mitchell
1500 Split Rock Dr. #11
Ivins, UT 84738

DATE/TIME: 05/21/2020 1204
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2020-047784

ESCROW NO.: 600-163520-SM
900-27790

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Charles E. Cowan and Alpha Marlene Cowan, as Trustees of The Cowan Family Trust, dated September 19, 2006 as amended

do/does hereby convey to

Nigel Frank Mitchell and Barbara H. Mitchell, husband and wife, as community property with right of survivorship

the following real property situated in Pinal County, State of Arizona:

Lot 70 of SADDLEBROOKE UNIT THIRTY-SIX "A", a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet D, Slide 83.

Except all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material, which is or may be determined by the laws of the United States, or of this State, or decision of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in the patent of said land recorded in Docket 2081, at Page 654 and in Docket 2081, at Page 657.

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Pursuant to ARS 33-404, the names and addresses of the Beneficiaries of The Cowan Family Trust, dated September 19, 2006 as amended are as follows: Charles E. Cowan and Alpha Marlene Cowan - 35139 County Rd #39, Laporte, MN 56461

Escrow No.: 600-163520-SM

Dated: May 15, 2020

Grantors:

The Cowan Family Trust, dated September 19, 2006 as amended

BY: Charles E. Cowan
Charles E. Cowan
Trustee

BY: Alpha Marlene Cowan
Alpha Marlene Cowan
Trustee

State of MN)ss:
County of Cass

On this 18 day of May, 2020, before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared
Charles E. Cowan and Alpha Marlene Cowan, as Trustees of
The Cowan Family Trust, dated September 19, 2006 as
amended

FOR NOTARY SEAL OR STAMP



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 the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument
WITNESS my hand and official seal.

Notary Public: Sierra Likens

My Commission Expires: Jan 31, 2024

ESCROW NO.: 600-163520-SM
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**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Nigel Frank Mitchell and Barbara H. Mitchell, husband and wife, as 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 Grantees named in that certain Deed attached hereto and which is dated May 15, 2020, and executed by Charles E. Cowan and Alpha Marlene Cowan, as Trustees of The Cowan Family Trust, dated September 19, 2006 as amended as Grantors, to Nigel Frank Mitchell and Barbara H. Mitchell, husband and wife, as community property with right of survivorship as Grantees, and which conveys certain premises described as:

Lot 70 of SADDLEBROOKE UNIT THIRTY-SIX "A", a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet D, Slide 83.


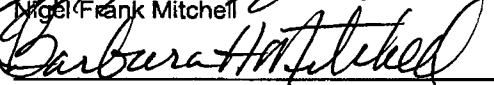
Except all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material, which is or may be determined by the laws of the United States, or of this State, or decision of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in the patent of said land recorded in Docket 2081, at Page 654 and in Docket 2081, at Page 657.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with 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: May 15, 2020

Grantee(s):


Nigel Frank Mitchell

Barbara H. Mitchell

ESCROW NO.: 600-163520

900-27790

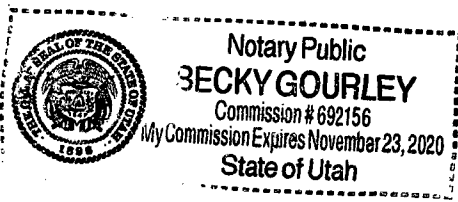
State of Utah)ss:
County of Washington

On this 20 day of May, 2020, before me,
The Undersigned

a. Notary Public in and for said County and State, personally appeared Nigel Frank Mitchell and Barbara H. Mitchell 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Notary Public: [Signature]
My Commission Expires: 11-23-2020



CPWROS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305-90-2430
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

Charles E. Cowan and Alpha Marlene Cowan, as Trustees of The Cowan Family Trust, dated September-19, 2006 as amended

39226 S. Sand Crest Dr.
Tucson, AZ 85739

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

Nigel Frank Mitchell and Barbara H. Mitchell
1500 Split Rock Dr. #11
Ivins, UT 84738

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

4. ADDRESS OF PROPERTY:

39226 S. Sand Crest Dr.
Tucson, AZ 85739

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

Nigel Frank Mitchell and Barbara H. Mitchell
1500 Split Rock Dr. #11
Ivins, UT 84738

(b) Next tax payment due Oct. 2020

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
d. 2-4 Plex i. Other Use; Specify:
e. Apartment Building

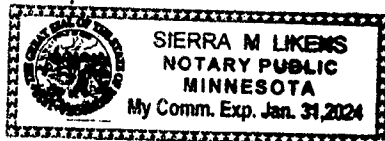
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:

- 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
State of Minnesota, County of Cass
Subscribed and sworn to before me on this 18th day of May 20 20
Notary Public Sierra Likens
Notary Expiration Date Jan 31, 2024



FOR RECORDER'S USE ONLY

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: \$ 499000 00

11. DATE OF SALE (Numeric Digits): 03 / 2020
Month / Year

12. DOWN PAYMENT \$ 99800 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller loan (Carryback) (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):
Title Security Agency, LLC
11165 N. La Canada Drive, Suite 143
Oro Valley, AZ 85737

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

Executed in Counterpart

Signature of Buyer / Agent
State of
Subscribed and sworn to before me on this day of May 20 20
Notary Public
Notary Expiration Date

EXHIBIT "A"

Lot 70 of SADDLEBROOKE UNIT THIRTY-SIX "A", a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet D, Slide 83.

Except all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material, which is or may be determined by the laws of the United States, or of this State, or decision of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in the patent of said land recorded in Docket 2081, at Page 654 and in Docket 2081, at Page 657.

SADDLEBROOKE UNIT THIRTY-SIX "A"