



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/30/2020 1403
FEE: \$30.00
PAGES: 7
FEE NUMBER: 2020-062751

RECORDING REQUESTED BY:
Security Title Agency, Inc.

Escrow No.: 76201038-076-TH

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

James M Jensen
Marygen D Jensen
596 W Harding Ave
Coolidge, AZ 85128

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
Trivium Investment Group LLC, an Arizona limited liability company
("Grantor") conveys to

James M Jensen and Marygen D Jensen, Husband and Wife

the following real property situated in Pinal County, ARIZONA:

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

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: June 24, 2020

Grantor(s):

Trivium Investment Group LLC, an Arizona limited liability company

Andrew Maxson
Andrew Maxson, manager

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

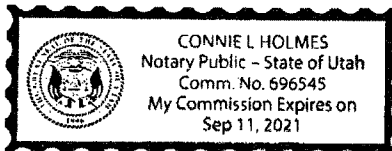
State of Utah
County of Summit

The foregoing document was acknowledged before me this

27th day of June, 2020

by Andrew Maxson, manager of Trivium Investment Group LLC, an Arizona limited liability company

(Seal)



Connie L. Holmes
Notary Public

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED COOLIDGE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 15, Block 4, Arnold Estates, according to Book 7 of Maps, Page 1, records of Pinal County, Arizona.

ARIZONA
TITLE
INSURANCE
COMPANY

Escrow No.: 76201038-076-TH

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

James M Jensen and Marygen D Jensen, 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 June 24, 2020, and executed by Trivium Investment Group LLC, an Arizona limited liability company as Grantors, to James M Jensen and Marygen D Jensen, Husband and Wife as Grantees, and which conveys the real property described as:

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

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy 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 a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.
Dated: June 24, 2020

GRANTEES:

James M Jensen

Marygen D Jensen

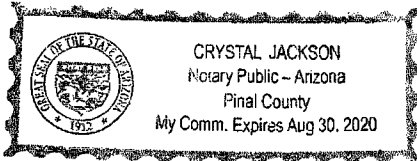
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP DEED**

State of Arizona
County of Pinal

The foregoing document was acknowledged before me this 26 day of June 2020

by James M Jensen and Marygen D Jensen

(Seal)



Crystal Jackson
Notary Public

RECORDING REQUESTED BY:

Security Title Agency, Inc.

Escrow No.: 76201038-076-TH

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

James M Jensen
Marygen D Jensen
596 W Harding Ave
Coolidge, AZ 85128

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
Trivium Investment Group LLC, an Arizona limited liability company
("Grantor") conveys to

James M Jensen and Marygen D Jensen, Husband and Wife

the following real property situated in **Pinal County, ARIZONA:**

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

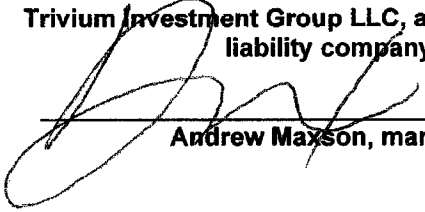
SUBJECT TO: Current taxes and other assessments, reservations, in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: June 24, 2020

Grantor(s):

Trivium Investment Group LLC, an Arizona limited liability company



Andrew Maxson, manager

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Utah
County of Summit

The foregoing document was acknowledged before me this

27th day of June, 2020

by Andrew Maxson, manager of Trivium Investment Group LLC, an Arizona limited liability company

(Seal)

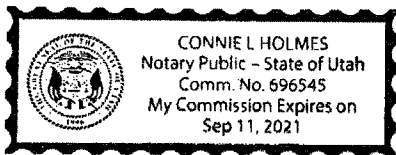

Notary Public

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ARIZONA
TITLE
INSURANCE
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Escrow No.: 76201038-076-TH

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

James M Jensen and Marygen D Jensen, 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 June 24, 2020, and executed by Trivium Investment Group LLC, an Arizona limited liability company as Grantors, to James M Jensen and Marygen-D Jensen, Husband and Wife as Grantees, and which conveys the real property described as:

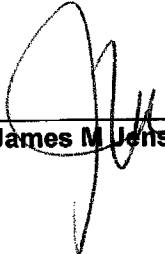
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


to the Grantees named in the deed, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy 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 a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.

Dated: June 24, 2020

GRANTEES:


James M Jensen


Marygen D Jensen

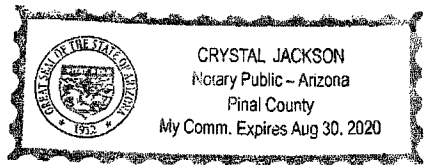
**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP DEED**

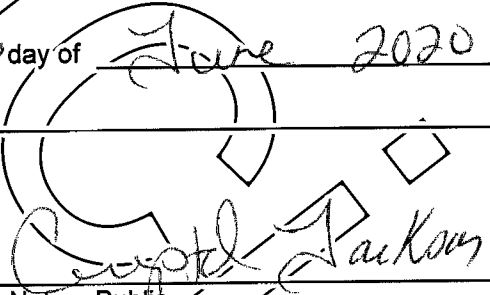
State of Arizona
County of Pinal

The foregoing document was acknowledged before me this 26 day of June 2020

by James M Jensen and Marygen D Jensen

(Seal)




Notary Public

Escrow No. 76201038-076-TH

EXHIBIT "A"
Legal Description

Lot 15, Block 4, Arnold Estates, according to Book 7 of Maps, Page 1, records of Pinal County, Arizona.

ARNDT & SONS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-08-180
 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) N/A (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Trivium Investment Group LLC, an Arizona limited liability company
3104 E Camelback Rd Ste 158
Phoenix, AZ 85016

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

James M Jensen
1890 N Loretta Pl
Casa Grande, AZ 85122

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

4. ADDRESS OF PROPERTY:

596 W Harding Ave
Coolidge, AZ 85128

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

James M Jensen
596 W Harding Ave
Coolidge, AZ 85128

(b) Next tax payment due 10/01/2020

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 Utah County of Summit
 Subscribed and sworn to before me on this 27th day of June 2020
 Notary Public: Connie L Holmes
 Notary Expiration Date: 9-11-21

FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION: PINAL
 FEE NO: _____
 RECORD DATE: 2020-062751
06/30/2020

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: \$ 127,900.00

11. DATE OF SALE (Numeric Digits): 06 / 2020
 Month / Year

12. DOWN PAYMENT \$ 6,400.00

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: 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 and Seller herein
11351

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent: _____
 State of AZ County of Pinal
 Subscribed and sworn to before me on this 27th day of June 2020
 Notary Public: Erical Terrell
 Notary Expiration Date: 10/31/23

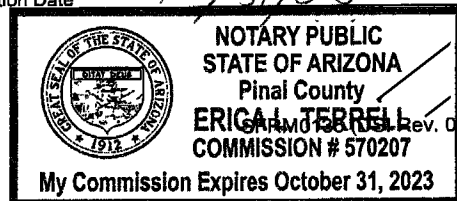
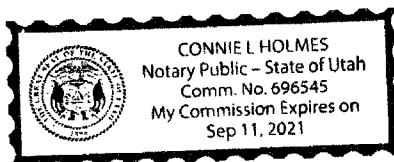


EXHIBIT "A"
Legal Description

Lot 15, Block 4, Arnold Estates, according to Book 7 of Maps, Page 1, records of Pinal County, Arizona.

Arnold Estates