



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 08/07/2020 0830
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2020-077353

RECORDING REQUESTED BY
Old Republic Title Agency

WHEN RECORDED MAIL TO
James V. Bounds Jr. and Rosemary Bounds
3812 Ponderosa Rd East
Eau Claire WI 54701

ORDER NO: 4742010651

SPECIAL WARRANTY DEED
CORPORATION

For the consideration of TEN AND NO/100 DOLLARS and other valuable consideration, Saddlebrooke Development Company, An Arizona Corporation, "Grantor" does hereby convey to:

James V. Bounds Jr. and Rosemary Bounds, husband and wife
, "Grantee(s)"

The following described property situated in Pinal County, Arizona (the "Property")

See "Exhibit A" attached hereto and made a part hereof

SUBJECT TO. Current taxes, assessments, reservations in Patents and all easements, rights of way, conditions and restrictions as may appear of record and all matters that would be disclosed by inspection of survey of the Property.

And the Grantor hereby binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

To the extent the foregoing rights are not reserved in the Patent or to the extent such reservation is no longer effective, such rights are reserved to the Grantor.

See Exhibit "B" attached hereto and incorporated herein by this reference for Grantee's acknowledgement regarding Home Builder's Limited Warranty.

In Witness whereof, said Corporation has caused these presents to be signed by its duly authorized officer(s).

Dated: January 10, 2020

Saddlebrooke Development Company

By: *Paula Robinson*
Paula Robinson, Assistant Secretary/Treasurer

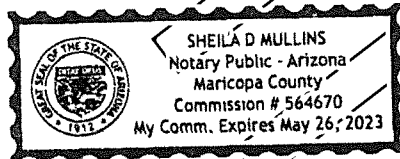
State of Arizona

County of Maricopa

On this 14 day of January, 2020 before me the undersigned officer, personally appeared Paula Robinson, who acknowledged herself to be the Assistant Secretary/Treasurer of Saddlebrooke Development Company, a corporation, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sheila Mullins
Notary Public



Escrow No.: 4742010651

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

James V. Bounds Jr. and Rosemary Bounds, each being duly sworn upon oath 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 SPECIAL WARRANTY DEED deed which is Dated January 10, 2020 and executed by SaddleBrooke Development Company, an Arizona corporation, as Grantor and James V. Bounds, Jr. and Rosemary Bounds, husband and wife, as Community Property with Right of Survivorship, as Grantee and which instrument concerns the following described property:

See "Exhibit A" attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

James V. Bounds Jr.
James V. Bounds, Jr.

Rosemary Bounds
Rosemary Bounds

State of Wisconsin
County of Kenosha

The foregoing instrument was acknowledged before me this 28 day of July, 2020 by JAMES V. BOUNDS, JR. AND ROSEMARY BOUNDS.

D. Holt
Notary Public

DAN HOLT
Notary Public
State of Wisconsin

EXHIBIT A

Lot 5, RE-PLAT OF SADDLEBROOKE PHASE II UNIT FIFTY, according to map recorded as Fee No. 2015-38125, and Affidavit of Correction at Fee No. 2018-029060 in the Official Records of Pinal County Recorder, Pinal County, Arizona.

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 maybe determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly 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 are hereby reserved in and retained by State of Arizona.

EXCEPT all water, oil, gas, minerals and rights thereto

EXHIBIT "B"

**COVENANTS AND ACKNOWLEDGMENTS REGARDING ARBITRATION ADDENDUM
AND REGARDING HOME BUILDER'S LIMITED WARRANTY**

Grantee understands, acknowledges and agrees that in conjunction with Grantor's conveyance of the Property, SDC (SaddleBrooke Development Company) and Grantee have agreed that for their mutual benefit all disputes arising out of or related to the Property, including but not limited to the design and construction of the residence thereon, shall be subject to binding arbitration to be conducted in accordance with the Home Construction Arbitration Rules of the American Arbitration Association ("AAA"), all as set forth in the Arbitration Addendum to the Purchase Agreement (and Deposit Receipt) that gave rise to this Special Warranty Deed, and that resolution of any such disputes shall be subject to all of the terms, conditions and limitations specified in the Arbitration Addendum, including but not limited to those with respect to remedies, costs and attorneys' fees. The Arbitration Addendum is intended to run with land and to inure to the benefit of and to be binding on all respective successors and assigns of SDC and Grantee, including but not limited to Grantee's successors in interest with respect to the Property, for a period of eleven (11) years following the date this deed is recorded.

Grantee also understands, acknowledges and agrees that (a) in conjunction with Grantor's conveyance of the Property, SDC is issuing a "Home Builder's Limited Warranty" to Grantee, (b) the Home Builder's Limited Warranty is the only express warranty applicable to the purchase of the Property, other than the title warranty contained in this deed, (c) to the fullest extent permitted by applicable law, all other express and all implied warranties have been, and hereby are, waived by Grantee, and (d) the Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date of substantial completion of the construction (**not** 9 years from the date of the recordation of this deed), and shall remain in effect with respect to the Property for such nine (9) year period.

Properly interested parties may obtain a copy of the Arbitration Addendum and/or of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to SDC at the following address: 9532 East Riggs Road Sun Lakes, Arizona 85248 Attn: Legal Department. In the event of a conflict or inconsistency between the Home Builder's Limited Warranty and the Arbitration Addendum, the terms and provisions of the Arbitration Addendum shall govern and control.

[see following page for signature and acknowledgment]

GRANTEE:

James V. Bounds Jr.
James V. Bounds Jr.

Rosemary Bounds
Rosemary Bounds

STATE OF Wisconsin

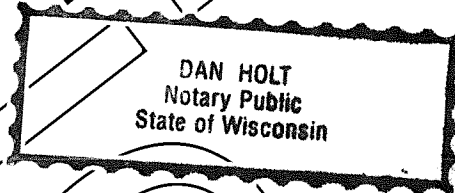
County of Fennell) ss.

The foregoing instrument was acknowledged before me this 28 day of JULY, 2020, by James V. Bounds Jr. and Rosemary Bounds.

Dan Holt
Notary Public

My Commission Expires:

10/23/2020



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2020-077353
 RECORD DATE 08/07/2020

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 305 - 12 - 7480 -
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
SADDLEBROOKE DEVELOPMENT COMPANY,
9532 E. Riggs Road
Sun Lakes AZ 85248

3. (a) BUYER'S NAME AND ADDRESS:
JAMES V. BOUNDS, ROSEMARY BOUNDS
3812 Ponderosa Rd East
Eau Claire WI 54701

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

4. ADDRESS OF PROPERTY:
39622 S. Summerwood Drive, Tucson, Arizona 85739

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
JAMES V. BOUNDS, ROSEMARY BOUNDS
3812 Ponderosa Rd East
Eau Claire WI 54701
 (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
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify:
 e. Apartment Building Villa

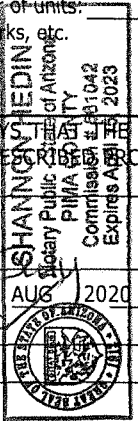
7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d or h** in item 6
 above, please check one of the following:
 a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

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 AZ, County of PIMA
 Subscribed and sworn to before me on this 29 day of AUG, 2020
 Notary Public Shannon Hedlin
 Notary Expiration Date 4-15-23
 DOR FORM 82162 (2/2019)



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: \$303,887. 00

11. DATE OF SALE (Numeric Digits): 01 / 20
 Month / Year

12. DOWN PAYMENT \$303,887 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from
 financial institution:
 (1) Conventional
 b. Barter or trade (2) VA
 c. Assumption of existing loan(s) (3) FHA
 d. Seller Loan (Carryback) 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):
BUYER AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):
EXHIBIT "A" ATTACHED HERETO

Signature of Buyer / Agent _____
 State of AZ, County of PIMA
 Subscribed and sworn to before me on this 29 day of AUG, 2020
 Notary Public Shannon Hedlin
 Notary Expiration Date 4-15-23

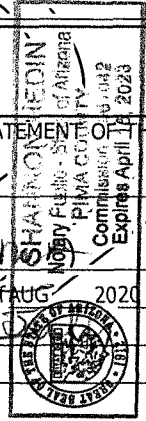


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EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or maybe determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly 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 are hereby reserved in and retained by State of Arizona.

EXCEPT all water, oil, gas, minerals and rights thereto