

RECORDING REQUESTED BY
AMERICAN TITLE SERVICE AGENCY, LLC.

AND WHEN RECORDED MAIL TO:

MIKE HEEG-JONES
38531 NORTH JONATHAN STREET
SAN TAN VALLEY, AZ 85140



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 08/27/2020 1006

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-085194

Escrow #: 210085-050

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Brent W. Ducoing and Ami L. Ducoing, Trustees of The Brent and Ami Ducoing Living Trust, dated August 18, 2000,

do/does hereby convey to

Mike Heeg-Jones, an unmarried man,

the following real property situated in Pinal County, Arizona:

Lot 402, of PECAN CREEK SOUTH UNIT 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 178.

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

Dated: August 17, 2020

GRANTOR(S):

Brent and Ami Ducoing Living Trust

By: [Signature]
Brent W. Ducoing, Trustee

By: [Signature]
Ami L. Ducoing, Trustee

State of California

County of _____

(Affix notary seal here)

See attached

On this _____ day of August, 2020, before me personally appeared Brent W. Ducoing and Ami L. Ducoing, Trustees of The Brent and Ami Ducoing Living Trust whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

My commission expires on _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

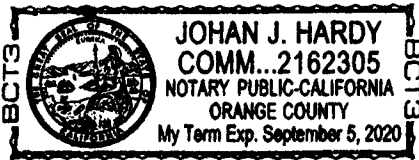
State of California
County of Orange

On August 24-2020, before me, Johan J. Hardy, Notary Public,
personally appeared

BRENT W. DUCOING AND AMI L. DUCOING

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 State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

J. Hardy
Johan J. Hardy

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: WARRANTY DEED

Document Date: 8/24/2020 Number of Pages: 1

Signer(s) Other than Named Above: _____

TRUST CERTIFICATION

Escrow #: 210085-050

Brent W. Ducoing and Ami L. Ducoing, Trustee, hereby declares, ratifies and affirms, under penalty of perjury, the following statements to be true and correct:

1. The Brent and Ami Ducoing Living Trust (Name of Trust) is currently in existence and was executed on 8/18/2000.
2. The settlor(s) of the Trust are: Brent W. Ducoing and Ami L. Ducoing.
3. The currently acting Trustee(s) of the Trust and address(es) is (are):
Brent W. Ducoing and Ami L. Ducoing
3818 E Coronado St., Anaheim, CA 92807
4. The power of the Trustee(s) includes:
 - (a) The power to sell, convey and exchange: ☐ Yes ☐ No
 - (b) The power to borrow money and encumber the trust property with a Deed of Trust or Mortgage: ☒ Yes ☒ No
5. The Trust is ☒ Revocable ☐ Irrevocable
If Revocable, the following party(ies) is (are) identified as having the power to revoke the trust:
(a) Brent W. Ducoing and Ami L. Ducoing
6. The Trust ☒ Does ☐ Does Not have multiple Trustees.
(a) If the Trust has multiple Trustees, the signatures of the Trustees are required to exercise the powers of the Trust: (mark one of the following)
☐ ALL ☐ ANY _____
7. Pursuant to A.R.S. 33-404, the Beneficiaries (and their addresses) for the above referenced Trust are as follows:

Brent W. Ducoing and Ami L. Ducoing-3818 E. Coronado St., Anaheim, CA 92807

The undersigned Trustee(s) declare(s) that the Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

Dated: August 5, 2020

TRUSTEE:

Brent and Ami Ducoing Living Trust

By: [Signature]
Brent W. Ducoing, Trustee

By: [Signature]
Ami L. Ducoing, Trustee

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 109-32-4020
 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? _____

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

(1) (2) (3) (4) []

2. SELLER'S NAME AND ADDRESS:

The Brent, and Ami Ducoing Living Trust,
3818 E Coronado St.
Anaheim, CA 92807

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

Mike Heeg-Jones

PO Box 21163

Mesa, AZ 85277

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

38531 North Jonathan Street
San Tan Valley, AZ 85140

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

Mike Heeg-Jones

38531 North Jonathan Street

San Tan Valley, AZ 85140

(b) Next tax payment due 03-01-

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

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 [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25 day of August, 2020

Notary Public [Signature]

Notary Expiration Date 06-02-23

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION
 FEE NO
 RECORD DATE

PINAL
 2020-085194
 08/27/2020

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:

\$265,000.00

11. DATE OF SALE (Numeric Digits): _____

Month / Year

12. DOWN PAYMENT

7,950

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
 (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 herein

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25 day of August, 2020

Notary Public [Signature]

Notary Expiration Date 06-02-23

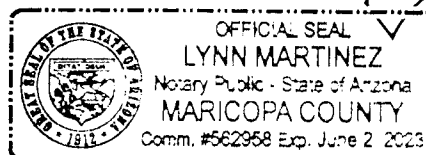


EXHIBIT "A"
Legal Description

Lot 402, of PECAN CREEK SOUTH UNIT 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 178.

Unofficial