

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4742011155

WHEN RECORDED MAIL TO
The John L. Feichtinger and Barbara L. Feichtinger
Family Revocable Trust,
62838 East Border Rock Rd
Saddlebrooke, AZ 85739



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross
Electronically Recorded

DATE/TIME: 10/21/2020 0922

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-107146

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged Raymond A. Cornell and Denise E. Cornell, husband and wife

Do hereby convey to John L. Feichtinger and Barbara L. Feichtinger, Trustees of The John L. Feichtinger and Barbara L. Feichtinger Family Revocable Trust, July 8, 2003

the following real property situated in Pinal County, Arizona:


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

Pursuant to ARS 33-404, Beneficiaries names and addresses are attached.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated: September 29, 2020



Raymond A. Cornell

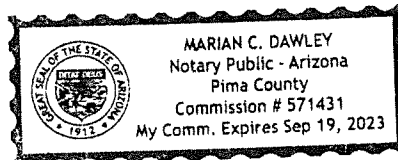

Denise E. Cornell

State of Arizona
County of Pinal

The foregoing instrument was acknowledged before me this 20th day of October, 2020 by Raymond A. Cornell and Denise E. Cornell.

WITNESS my hand and official seal.


Notary Public



NAME OF TRUST: The John L. Feichtinger and Barbara L. Feichtinger Family Revocable Trust

DATED: July 02, 2003

Pursuant to ARS 33-404, the beneficiaries of the above named trust are: *and addressees:*

1. *Kathleen Vogt*
Lowland, CO
2. *Richard Woodster*
Omaha NE
- 3.

The above beneficiaries disclosure was provided by the undersigned Trustee(s), and is an accurate list of all the beneficiaries under the referenced Trust Agreement.

Dated this 17 day of October, 2020.

John L. Feichtinger
John L. Feichtinger, Trustee

Barbara L. Feichtinger
Barbara L. Feichtinger, Trustee

LEGAL DESCRIPTION EXHIBIT

Lot 96, SADDLEBROOKE UNIT FORTY NINE, according to Cabinet H, Slide 27, records of 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, mineral and rights thereto.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305 - 12 - 6080 -
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:

RAYMOND A. CORNELL, DENISE E. CORNELL

62838 East Border Rock Rd

Saddlebrooke AZ 85739

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

JOHN L. FEICHTINGER, TRUSTEE, BARBARA L. FEICHTINGER, TRUSTEE

2061 N 88th Street

Mesa AZ 85207

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

62838 East Border Rock Rd, Saddlebrooke, Arizona 85739

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

JOHN L. FEICHTINGER, TRUSTEE, BARBARA L. FEICHTINGER, TRUSTEE

62838 East Border Rock Rd

Saddlebrooke AZ 85739

(b) Next tax payment due OCT 2021

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: ☐ Affixed ☐ Not Affixed
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or e 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 Park:

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-107146
RECORD DATE 10/21/2020

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: \$368,000. 00

11. DATE OF SALE (Numeric Digits): 09 / 20
Month / Year

12. DOWN PAYMENT \$368,000 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):

BUYER AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

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 Pinal

Subscribed and sworn to before me on this 20th day of OCT 2020

Notary Public Marianne C. Dancy

Notary Expiration Date 09/19/2023

DOR FORM 82162 (2/2019)

Signature of Buyer / Agent

State of AZ, County of Pinal

Subscribed and sworn to before me on this day of OCT 2020

Notary Public

Notary Expiration Date

SIGNED IN COUNTERPART

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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

Subscribed and sworn to before me on this day of OCT 2020

Notary Public

Notary Expiration Date

DOR FORM 82162 (2/2019)

FOR RECORDER'S USE ONLY

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18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

Signature of Buyer / Agent

State of AZ, County of Arizona

Subscribed and sworn to before me on this day of OCT 2020

Notary Public Cynthia J. Smith

Notary Expiration Date 11-14-2023



CYNTHIA J. SMITH
Notary Public - Arizona
Maricopa County
Commission # 572963
My Comm. Expires Nov 14, 2023

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Lot 96,,SADDLEBROOKE UNIT FORTY NINE, according to Cabinet H, Slide 27, records of 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, mineral and rights thereto.