



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/03/2021 0907

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2021-025856

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
James and Phyllis Strosahl Living Trust
9369 Weeping Willow Court
Highlands Ranch, CO 80130

WARRANTY DEED

Escrow No. 240-6116609 (ckm)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Shulman Properties, LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

James H. Strosahl as trustee of the James H. Strosahl and Phyllis Strosahl Living Trust dated February 18, 2015 and Bradley J. Strosahl and Janice M. Strosahl, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 52, OF REPLAT OF PETROGLYPH ESTATES AT SUPERSTITION FOOTHILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 113.

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, AND FERTILIZER OF EVERY NAME AND DESCRIPTION; AND

EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

File No.: 240-6116609 (ckm)
A.P.N.: 107-25-1520 6

Warranty Deed - continued

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

DATED: February 18, 2021

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Shulman Properties, LLC, an Arizona limited liability company

By: *Tyler Shulman*
Name: Tyler Shulman
Title: Manager

STATE OF

County of

Arizona)
Pinal) ss.
3/2/2021

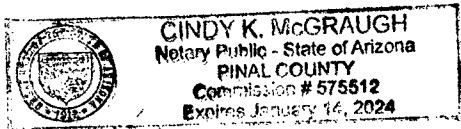
On _____, before me, the undersigned Notary Public, personally appeared Tyler Shulman, the Manager of Shulman Properties, LLC, an Arizona limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

1/14/2024

Cindy K. McGraugh
Notary Public



BENEFICIARY DISCLOSURE

February 18, 2021

First American Title Insurance Company
6877 South Kings Ranch Road, Ste 5
Gold Canyon, AZ 85118

RE: Escrow No. 240-6116609

The undersigned, being the Trustee(s) of the James H. Strosahl and Phyllis Strosahl Living Trust dated February 18, 2015, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

X NAME: JAMES H. STROSAHL
X ADDRESS: 34520 Rocky Point Road Polson MT 59860

X NAME: PHYLLIS STROSAHL
X ADDRESS: 34520 Rocky Point Road Polson MT 59860

X NAME: _____
X ADDRESS: _____

James H. Strosahl and Phyllis Strosahl Living Trust dated February 18, 2015

James H. Strosahl
James H. Strosahl, Trustee

ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated February 18, 2021 by and between **Shulman Properties, LLC** and **Bradley J. Strosahl and Janice M. Strosahl, husband and wife**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: February 18, 2021

Janice M. Strosahl
 Janice M. Strosahl

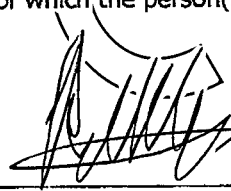
✓ Signed in counterpart
 Bradley J. Strosahl

STATE OF Colorado)
) ss.
 County of Douglas)

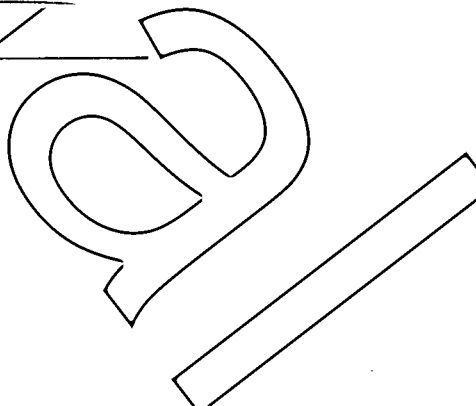
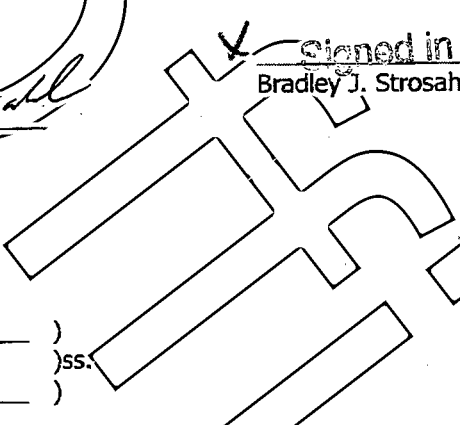
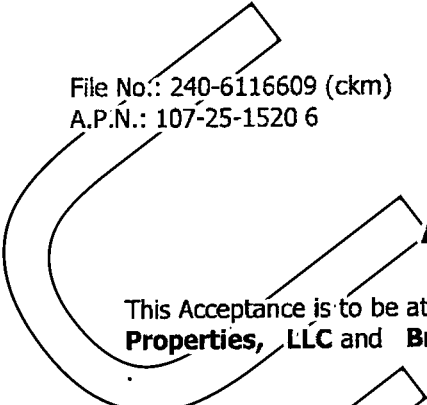
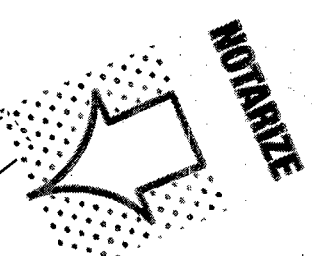
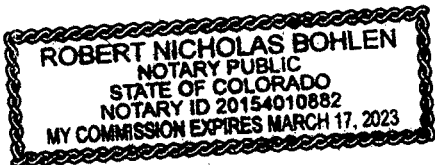
On 03-01-2021, before me, the undersigned Notary Public, personally appeared **Bradley J. Strosahl and Janice M. Strosahl, husband and wife**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 03-17-2023



 Notary Public



ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated February 18, 2021 by and between **Shulman Properties, LLC** and **Bradley J. Strosahl and Janice M. Strosahl, husband and wife**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

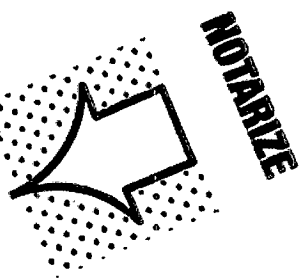
That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: February 18, 2021


Bradley J. Strosahl

X Signed in counterpart
Janice M. Strosahl

STATE OF _____)
County of _____) ss.



On _____, before me, the undersigned Notary Public, personally appeared **Bradley J. Strosahl and Janice M. Strosahl, husband and wife**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public

CERTIFICATE OF ACKNOWLEDGMENT

The State of Texas

County of Tarrant

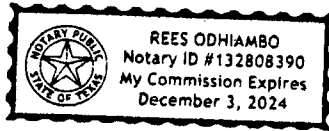
Before me, Rees Odhiambo (insert the name and character of the officer),

on this day personally appeared Bradley J Strosahl, known to me (or proved to me on the oath of Drivers License or through DL

(description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)

Given under my hand and seal of office this 1st day of March, 2021.



Rees Odhiambo
(Notary's Signature)
Notary Public, State of Texas

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 107-25-1520 6
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Shulman Properties, LLC
4052 E Vest Ave
Gilbert, AZ 85295

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

James and Phyllis Strosahl Living Trust and Bradley J. Strosahl and
Janice M. Strosahl
9369 Weeping Willow Court
Highlands Ranch, CO 80130

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

9409 East Sundance Circle
Gold Canyon, AZ 85118

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

James and Phyllis Strosahl Living Trust and Bradley J. Strosahl and
Janice M. Strosahl
9369 Weeping Willow Court
Highlands Ranch, CO 80130

(b) Next tax payment due 03/2021

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. Agriculture
- 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

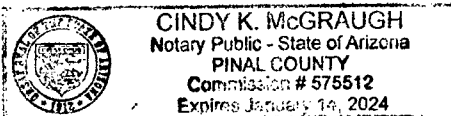
State of Arizona County of Pinal

Subscribed and sworn to before me on this 29 day of Mar 20 21

Notary Public Cindy K. McGraugh

Notary Expiration Date 1/14/2024

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-025856
 RECORD DATE 03/03/2021

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: \$ 95,000.00 00

11. DATE OF SALE (Numeric Digits): 0 3 / 2 1
 Month/Year

12. DOWN PAYMENT \$ 0.00 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: \$ 0.00 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):

James and Phyllis Strosahl Living Trust and Bradley J. Strosahl
and Janice M. Strosahl
9369 Weeping Willow Court
Highlands Ranch, CO 80130

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 52 OF SUPERSTITION FOOTHILLS (D / 113)

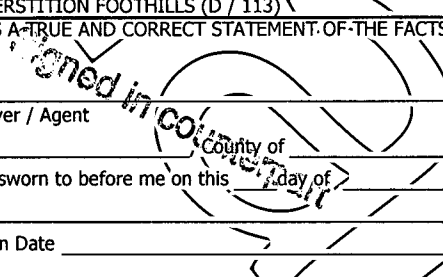
Signature of Buyer / Agent

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 107-25-1520 6
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
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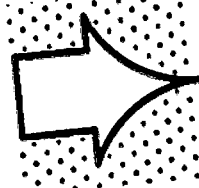
8. If you checked e or f in Item 6 above, Indicate the number of units:
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 _____ County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

DOR FORM 82162 (04/2014)

NOTARIZE



FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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James and Phyllis Strosahl Living Trust and Bradley J. Strosahl and Janice M. Strosahl
9369 Weeping Willow Court
Highlands Ranch, CO 80130

18. LEGAL DESCRIPTION (attach copy if necessary):
LOT 52 OF SUPERSTITION FOOTHILLS (D / 113)

Signature of Buyer / Agent _____
State of Arizona County of Yuma
Subscribed and sworn to before me on this 01 day of March 2021
Notary Public Chelle J Rosas
Notary Expiration Date 02-19-2023

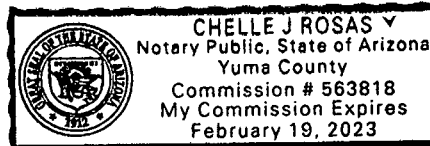


EXHIBIT 'A'

File No.: **240-6116609 (ckm)**

Property: **9409 East Sundance Circle, Gold Canyon, AZ 85118**

LOT 52, OF REPLAT OF PETROGLYPH ESTATES AT SUPERSTITION FOOTHILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 113.

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EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

A.P.N. 107-25-1520 6

OFFICIALS