



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY
Magnus Title Agency, LLC

AND WHEN RECORDED MAIL TO:
Peter Oleschuk and Dianne Charmack
Oleschuk
15301 S Kline Pl #7
Arizona City, AZ 85123

ESCROW NO.: 08127971-849-NMA

DATE/TIME: 04/02/2021 1432
FEE: \$30.00
PAGES: 7
FEE NUMBER: 2021-041347

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

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

James A Rothenbuhler Trustee of the James A Rothenbuhler 2011 Trust and Paula G Rothenbuhler Trustee of the Paula G Rothenbuhler 2011 Trust

do/does hereby convey to

Peter Oleschuk and Dianne Charmack Oleschuk, 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. And I or we

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

Dated March 29, 2021

SELLERS:

James A Rothenbuhler 2011 Trust

James A. Rothenbuhler
James A Rothenbuhler, Trustee

Paula G Rothenbuhler 2011 Trust

Paula G Rothenbuhler
Paula G Rothenbuhler, Trustee

State of ARIZONA
County of MARICOPA } ss:

On March 31, 2021, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared James A Rothenbuhler Trustee of the James A Rothenbuhler 2011 Trust and Paula G Rothenbuhler Trustee of the Paula G Rothenbuhler 2011 Trust 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

FOR NOTARY SEAL OR STAMP



NICHOLAS J. MAGGIORE
Notary Public - Arizona
Maricopa Co. / #563502
Expires 05/09/2023

WITNESS my hand and official seal.

Signature N. J. Maggiore

WARRANTY DEED

EXHIBIT "A"
Legal Description

Lot 435, ARIZONA CITY UNIT SEVEN, according to Book 15 of Maps, Page 27, records of Pinal County, Arizona.

WARRANTY DEED

Acceptance of Community Property with Right of Survivorship

Peter Oleschuk and Dianne Charmack Oleschuk, Husband and Wife each being first duly sworn upon oath each 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 Deed attached hereto and which is dated 3/29/2021 , and executed by **James A Rothenbuhler Trustee of the James A Rothenbuhler 2011 Trust and Paula G Rothenbuhler Trustee of the Paula G Rothenbuhler 2011 Trust**, as Grantors, to **Peter Oleschuk and Dianne Charmack Oleschuk**, as Grantees, and which conveys certain premises described as:

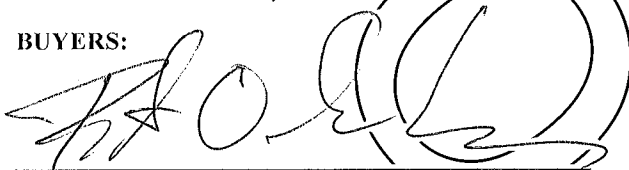
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: March 29, 2021

BUYERS:


Peter Oleschuk

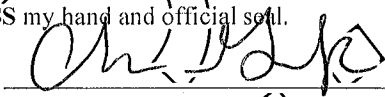

Dianne Charmack Oleschuk

State of **ARIZONA**
County of **MARICOPA**

} ss:

On April 2 2021 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **Peter Oleschuk and Dianne Charmack Oleschuk**, 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 


(This area for official notarial seal)

CHRISTIE GILPATRICK
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 572028
Expires October 22, 2023

EXHIBIT "A"
Legal Description

Lot 435, ARIZONA CITY UNIT SEVEN, according to Book 15 of Maps, Page 27, records of Pinal County, Arizona.

ACPTCPROS

DATE: March 30, 2021

ESCROW NO.: 08127971-849-NMA

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the name(s) and address(es) of the beneficiary(ies) of the Declaration of Trust dated March 30, 2021, are as follows:

Name: James A Rothenbuhler

Address: PO BOX 140095, Salcha, AK 99714

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: *James A. Rothenbuhler*
James A Rothenbuhler, Trustee

as Trustee(s) of The James A Rothenbuhler 2011 Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

DATE: March 30, 2021

ESCROW NO.: 08127971-849-NMA

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the name(s) and address(es) of the beneficiary(ies) of the Declaration of Trust dated March-30-2021, are as follows:

Name: Paula G Rothenbuhler

Address: PO BOX 140095, Salcha, AK 99714

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: Paula G Rothenbuhler
Paula G Rothenbuhler, Trustee

as Trustee(s) of The Paula G Rothenbuhler 2011 Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 408-18-4350
 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:

James A Rothenbuhler Trustee of the James A Rothenbuhler
2011 Trust and Paula G Rothenbuhler Trustee of the Paula G
Rothenbuhler 2011 Trust
6810 Orchid Dr
Salcha, AK 99714

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

Peter Oleschuk & Dianne Charmack Oleschuk
1 Pigeon Rd
Rocky Point, NY 11778

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

4. ADDRESS OF PROPERTY:

15301 S Kline Pl #7
Arizona City, AZ 85123

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

Peter Oleschuk & Dianne Charmack Oleschuk
15301 S Kline Pl #7
Arizona City, AZ 85123

(b) Next tax payment due October 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
 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: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 1 day of April 2021
 Notary Public: [Signature]
 Notary Expiration Date: 05-09-2023

Signature of Buyer / Agent: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 1 day of April 2021
 Notary Public: [Signature]
 Notary Expiration Date: 05-09-2023

FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO _____
 RECORD DATE 2021-041347
04/02/2021

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: \$ 385,000.00

11. DATE OF SALE (Numeric Digits): 04 / 2021
 Month / Year

12. DOWN PAYMENT \$ 152,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____
 d. Seller Loan (Carryback)

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: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

18. LEGAL DESCRIPTION (attach copy if necessary):

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

EXHIBIT "A"
Legal Description

Lot 435, ARIZONA CITY UNIT SEVEN, according to Book 15 of Maps, Page 27, records of Pinal County, Arizona.

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