



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 05/14/2021 0830

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2021-060346

Recorded at the request of *Clear Title Agency of Arizona*
When recorded mail to:

Barbara A. Smith, Thomas Martello, and Imogne Martello
9246 Rudio Rd
Billings, MT 59101

Escrow No.: 75210290

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we, **Orrin Proulx Lawson and Dorothea Lawson, husband and wife**, the GRANTOR does hereby convey to **Barbara A. Smith, a widow and Thomas Martello and Imogne Martello, husband and wife**, the GRANTEE, the following real property situated in **Pinal** County, Arizona:

LOT 249 OF ROADHAVEN RESORTS OF APACHE JUNCTION PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A OF MAPS, SLIDE 88 AND 89.

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

Dated: April 26, 2021

See Signatures and Notary Acknowledgment Page Attached

Escrow No.: 75210290

Signatures and Notary Acknowledgment Page

See acceptance attached hereto and by this reference made a part hereof

Orrin Proulx Lawson

Orrin Proulx Lawson

Dorothea Lawson

Dorothea Lawson

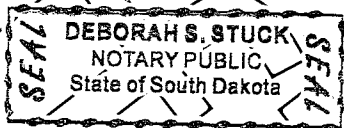
South Dakota
STATE OF ARIZONA }
County of *Pennington* } SS

Subscribed and sworn to before me this 11 day of May, 2021, by
Orrin Proulx Lawson and Dorothea Lawson
In witness whereof I hereunto set my hand and official seal.

Deborah S. Stuck

Notary Public *Deborah S. Stuck*

My Commission Expires: 4/31/2027



ARIZONA

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

This Acceptance is to be attached to that particular Warranty Deed dated April 26, 2021 by and between **Orrin Proulx Lawson and Dorothea Lawson**, as Grantors, and **Barbara A. Smith, Thomas Martello, and Imogne Martello**, as Grantees.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as joint tenants with right of survivorship and not as community property with right of survivorship 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 community property with right of survivorship and not as tenants in common.

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

Dated: May 10, 2021

Signed in Counterpart

Barbara A. Smith

Thomas Martello

Thomas Martello

Signed in Counterpart

Imogne Martello

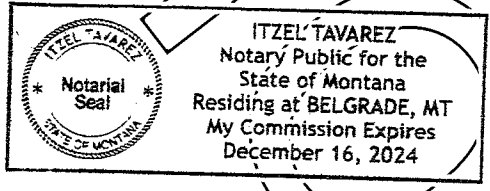
State of Montana)
County of Gallatin) ss.

On May 11, 2021, before me, the undersigned Notary Public, personally appeared ~~Barbara A. Smith, Thomas Martello, and Imogne Martelle~~, 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: _____

Itzel Tavaréz
Notary Public



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**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

This Acceptance is to be attached to that particular Warranty Deed dated April 26, 2021 by and between **Orrin Proulx-Lawson and Dorothea Lawson**, as Grantors, and **Barbara A. Smith, Thomas Martello, and Imogene Martello**, as Grantees.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as joint tenants with right of survivorship and not as community property with right of survivorship 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 community property with right of survivorship and not as tenants in common.

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Dated: May 10, 2021



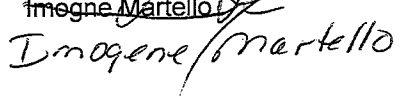
Barbara A. Smith

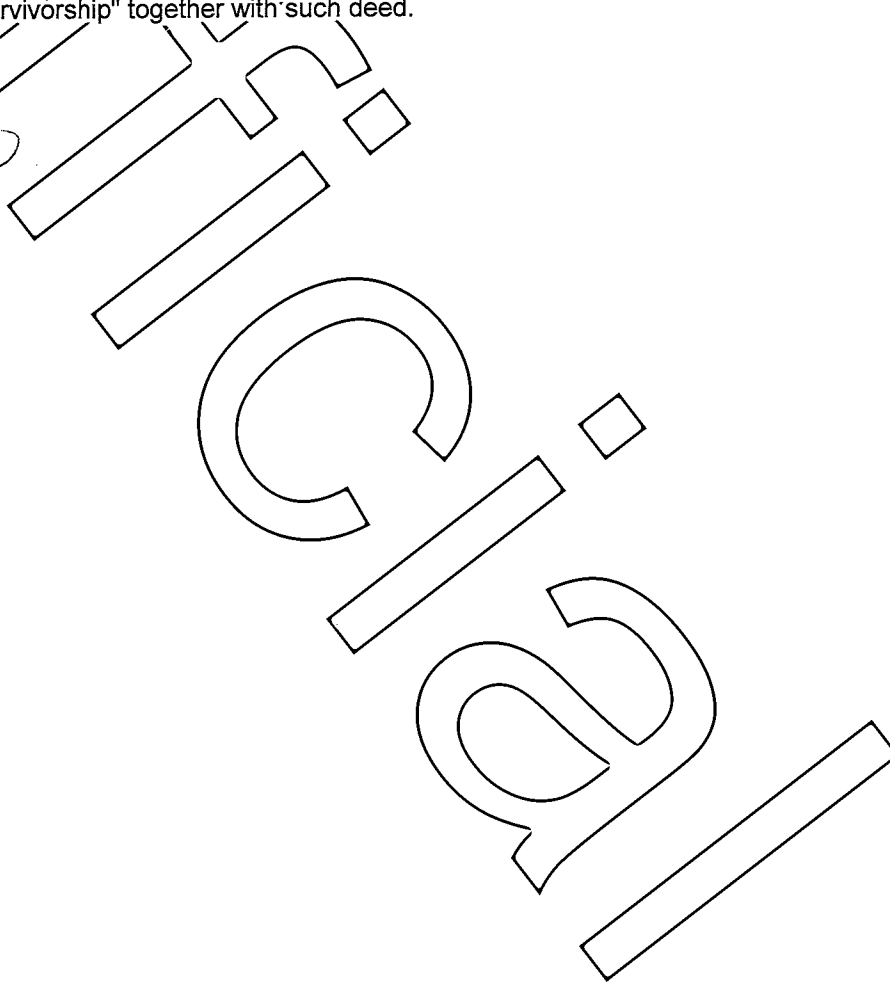
Signed in Counterpart

Thomas Martello



Imogene Martello



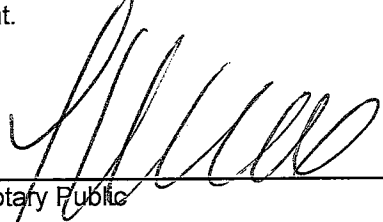


State of MONTANA)
County of YELLOWSTONE) ss.

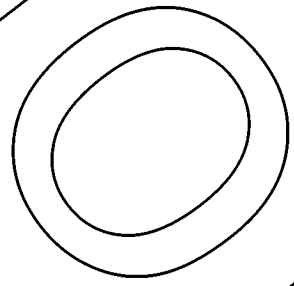
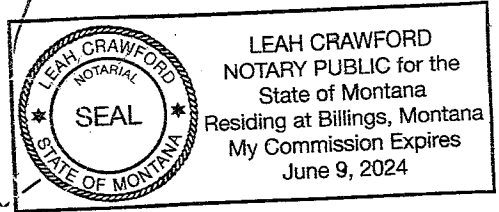
On MAY 11TH, 2021, before me, the undersigned Notary Public, personally appeared **Barbara A. Smith, Thomas Martello, and Imogne Martello**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and 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: 06/09/2024



Notary Public



[Large, faint, diagonal watermark text, possibly reading 'Billings, Montana']

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-36-249

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

Orrin Proulx Lawson and Dorothea Lawson
4930 Grace Way
Rapid City, SD 57702

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

Barbara A. Smith and Thomas Martello and Imogne Martello
9246 Rudio Rd
Billings, MT 59101

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

4. ADDRESS OF PROPERTY:

1000 S Idaho Rd Lot 249, aka 2249 W San Juan Cir
Apache Junction, AZ 85119

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

Barbara A. Smith and Thomas Martello and Imogne Martello
9246 Rudio Rd
Billings, MT 59101
(b) Next tax payment due: October 1, 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. Agricultural h. Mobile or Manufactured Home 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.

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: \$ 102500 00

11. DATE OF SALE (Numeric Digits): 05 / 2021
Month / Year

12. DOWN PAYMENT \$ 102500 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:
\$ 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):

Clear Title Agency of Arizona
1075 S. Idaho Rd. Ste. 106B, Apache Junction, AZ 85119
(480)278-8475

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 _____

Signature of Buyer / Agent

State of MONTANA, County of YELLOWSTONE

Subscribed and sworn to before me on this 10th day of MAY, 2021

Notary Public _____

Notary Expiration Date 06/09/2024

NOTARIAL CERTIFICATE

Acknowledgment

State of MONTANA

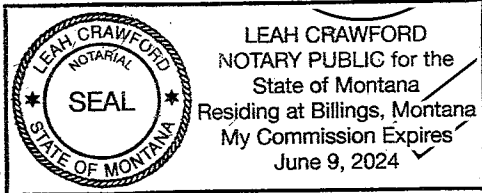
County of YELLOWSTONE

The attached record was acknowledged before me on 05/11/2021

(Date)

by IMOGENE MARTELLI, BARBARA A. SMITH

(Name of signer(s).)



[Affix stamp above]

This certificate has been attached to the AFFIDAVIT OF PROPERTY VALUE

(Type of record or document)

consisting of 1 page(s), dated 05/11/2021

Any evidence that this certificate has been detached or removed from the above described document may render the notarization invalid or unacceptable.

EXHIBIT "A"

LOT 249 OF ROADHAVEN RESORTS OF APACHE JUNCTION PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A OF MAPS, SLIDE 88 AND '89.

UNOFFICIAL