



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 05/24/2021 1605
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-065112

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
Beth Brouillet
45452 W. Zion Rd.
Maricopa, AZ 85139

WARRANTY DEED

File No. 10-2113839 (TB)

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

Collin A. Szymanski, Sr., Trustee of The Collin A. Szymanski, Sr. Revocable Trust, dated May 26, 2009, the GRANTOR does hereby convey to

Beth Brouillet, a single woman, the GRANTEE

the following described real property situated in Pinal County, Arizona:

LOT 10, OF ALTERRA SOUTH, ACCORDING TO CABINET E, SLIDE 89, AND AFFIDAVIT OF CORRECTION RECORDED AS 2004-100818 AND RECORDED AS 2005-005810, OF OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

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.

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

File No.: 10-2113839 (TB)
A.P.N.: 512-37-0100 4

Warranty Deed - continued

DATED: May 05, 2021

Collin A. Szymanski, Sr., Trustee of The Collin A. Szymanski, Sr. Revocable Trust

[Signature]
Collin A. Szymanski, Sr., Trustee

STATE OF AK)
County of Anchorage) ss.

On May 11, 2021, before me, the undersigned Notary Public, personally appeared **Collin A. Szymanski, Sr. Revocable 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 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:

1-22 as Trustee of The Collin A. Szymanski Sr. Revocable Trust.

[Signature]
Notary Public

MICHAEL CLAIBORNE
Notary Public
State of Alaska
My Commission Expires Jan 1, 2022

File No.: 10-2113839 (TB)
A.P.N.: 512-37-0100 4

Warranty Deed - continued

BENEFICIARY DISCLOSURE

May 05, 2021

First Arizona Title Agency, LLC
21300 N. John Wayne Parkway, Suite 102
Maricopa, AZ 85139

RE: Escrow No. 10-2113839

The undersigned, being the Trustee(s) of the The Collin A. Szymanski, Sr. Revocable Trust, 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:

1. NAME: MICHELLE MARIE KOCH

ADDRESS: 6949 GEMINI DR / ANCHORAGE AK 99504

2. NAME: STEPHANIE ~~FEAR~~ VICTORY
SZYMANSKI, SR.

ADDRESS: 104 MARKET ST / ANNAPOLIS MD 21401

3. NAME: COLIN A SZYMANSKI, JR.
556 N DESHKA RIDGE DR. / PALMER AK.

4. NAME: SHALON RAE HARRINGTON

ADDRESS: 10893 SPLENDER LOOP / EAGLE RIVER, AK 99577

The Collin A. Szymanski, Sr. Revocable Trust


Collin A. Szymanski, Sr., Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-37-0100 4
 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:

The Collin A. Szymanski, Sr. Revocable Trust
3323 Lakeside Dr.
Anchorage, AK 99515

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

Beth Brouillet
10830 W. Evans Avenue, #22
Lakewood, CO 80227

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

45452 W. Zion Rd.
Maricopa, AZ 85139

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

Beth Brouillet
45452 W. Zion Rd.
Maricopa, AZ 85139

(b) Next tax payment due 10/2021

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]
 Signature of Seller / Agent
 State of Alaska County of Pinal
 Subscribed and sworn to before me on this 11 day of MAY 20 21
 Notary Public [Signature]
 Notary Expiration Date 11-22

DOR FORM 82162 (04/2014)

MICHAEL CLAIBORNE
 Notary Public
 State of Alaska
 My Commission Expires Jan 1, 2022

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-065112
 RECORD DATE 05/24/2021

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: \$365,000.00 00

11. DATE OF SALE (Numeric Digits): 0 5 / 2 1
 Month/Year

12. DOWN PAYMENT \$18,250 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: N/A

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):

Buyer and Seller herein

 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 10 OF TERRA SOUTH (E / 89)

[Signature]
 Signature of Buyer / Agent
 State of Arizona County of Pinal
 Subscribed and sworn to before me on this 10 day of May 20 21
 Notary Public [Signature]
 Notary Expiration Date 09-20-2022

TERI BROOKS
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 583839
 Expires September 20, 2022

EXHIBIT "A"

LOT 10, OF ALTERRA SOUTH, ACCORDING TO CABINET E, SLIDE 89, AND AFFIDAVIT OF CORRECTION
RECORDED AS 2004-100818 AND RECORDED AS 2005-005810, OF OFFICIAL RECORDS OF PINAL
COUNTY, ARIZONA.

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