



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/25/2022 1010
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2022-022810

RECORDING REQUESTED BY:
Fidelity National Title Agency, Inc.
Escrow No.: 21023846-021-JME
AND WHEN RECORDED MAIL TO:
I'm in Mud, LLC, an Arizona Limited
Liability Company
1703 East Bethany Home Road
Phoenix, AZ 85016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
**Deborah Ruth Dinson, Successor Trustee of The Leonard and June Long Family Trust
dated April 9, 1996**
("Grantor") conveys to
I'm in Mud, LLC, an Arizona Limited Liability Company
the following real property situated in Pinal County, Arizona:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Pursuant to ARS Section 33-404, the names and addresses of the beneficiaries of **The
Leonard and June Long Family Trust dated April 9, 1996**, are:

See Attached Exhibit "B" For Names and Addresses of the Beneficiaries

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth
above.

Dated: February 23, 2022

Grantor(s):

**The Leonard and June Long Family Trust
dated April 9, 1996**

Deborah Ruth Dinson, Successor Trustee

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

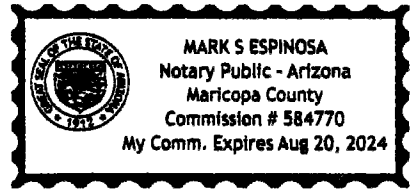
State of Arizona)
County of: Maricopa) ss

The foregoing document was acknowledged before me this 23 day of February, 2022,
by Deborah Ruth Dinson

(Seal)

My commission expires: 8-10-2024

Notary Public



WARRANTY DEED

EXHIBIT A
Legal Description

Lot 229, of Johnson Ranch Unit 4A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 42.

Except all coal and other minerals as reserved in the Patent to said land.

Johnson Ranch

DATE: February 23, 2022

ESCROW NO.: 21023846-021-JME

**TRUST DECLARATION
Exhibit "B"**

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated 4-9-1996 are as follows:

Name: Deborah Ruth Dinson

Address: ~~4326 N. Black Canyon Hwy Bldg 4 North #109~~

Name: ~~Phoenix, AZ 85017~~

Address: 4326 N. Black Canyon Hwy Bldg 4 #109

Name: Phoenix AZ 85017

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: Deborah Ruth Dinson

(Signature of Trustee)

(Signature of Trustee)

as Trustee (s) of The Leonard and June Long Family 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: 210-53-229
 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:

Deborah Ruth Dinson, Successor Trustee of The Leonard and June Long Family Trust dated April 9, 1996
4326 North Black Canyon Hwy, Bldg 4 North Apt 109
Phoenix, AZ 85017

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

I'm in Mud, LLC, an Arizona Limited Liability Company
1703 East Bethany Home Road
Phoenix, AZ 85016

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

4. ADDRESS OF PROPERTY:

958 East Desert Rose Trail
San Tan Valley, AZ 85143

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

I'm in Mud, LLC, an Arizona Limited Liability Company

(b) Next tax payment due 101-200

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
 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 _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2022-022810
RECORD DATE	02/25/2022

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: \$ 321,000.00

11. DATE OF SALE (Numeric Digits): 02 / 22
 Month / Year

12. DOWN PAYMENT \$ 0

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: Private

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: NA

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):

Jennifer M. Eaves
10131 E. Bethany Home Rd
Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25 day of February 2022

Notary Public _____

Notary Expiration Date 10/31/2022



JENNIFER M. EAVES
 Notary Public - Arizona
 Maricopa Co. / #552674
 Expires 10/31/2022

EXHIBIT "A"
Legal Description

Lot 229, of Johnson Ranch Unit 4A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 42.

Except all coal and other minerals as reserved in the Patent to said land.

Johnson Ranch

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-53-229
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:

Deborah Ruth Dinson, Successor Trustee of The Leonard and
June Long Family Trust dated April 9, 1996
4326 North Black Canyon Hwy, Bldg 4 North Apt 109
Phoenix, AZ 85017

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

I'm in Mud, LLC, an Arizona Limited Liability Company
1703 East Bethany Home Road
Phoenix, AZ 85016

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

4. ADDRESS OF PROPERTY:

958 East Desert Rose Trail
San Tan Valley, AZ 85143

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

I'm in Mud, LLC, an Arizona Limited Liability Company

(b) Next tax payment due 10-1-2025

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
 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.

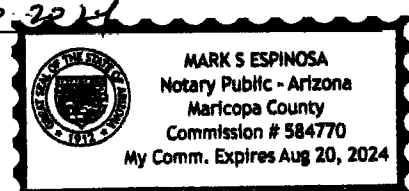
Deborah Ruth Dinson
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 23 day of Feb. 2022

Notary Public _____

Notary Expiration Date 8-20-2024



FOR RECORDER'S USE ONLY

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: \$ 321,000.00

11. DATE OF SALE (Numeric Digits): 02 / 22
Month / Year

12. DOWN PAYMENT \$ 0

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: Private

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: NA

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):

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____

State of _____, County of _____

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

Notary Public _____

Notary Expiration Date _____

EXHIBIT "A"
Legal Description

Lot 229, of Johnson Ranch Unit 4A, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 42.

Except all coal and other minerals as reserved in the Patent to said land.

Johnson Ranch