



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY:  
Title Security Agency, LLC  
AND WHEN RECORDED MAIL TO:  
Carne Enterprises LLC  
358 W. Citation Ln.  
Tempe, AZ 85284

DATE/TIME: 05/03/2022 1140  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2022-053112

ESCROW NO.: 600-219909-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Paul Klusman, Trustee of The Paul Klusman Revocable Living Trust dated February 18, 2010, and any amendments thereto**

\*\*Pursuant to ARS 33-404, the names and addresses of the Beneficiaries have been disclosed in Document # 2015-046490\*\*

do/does hereby convey to

**Carne Enterprises LLC, an Arizona Limited Liability Company**

the following real property situated in Pinal County, State of Arizona:

Lot 378 of ARIZONA CITY UNIT TWELVE, according to the map of record in the office of the County Recorder of Pinal County, Arizona in Book 16 of Maps and Plats at Page 15.

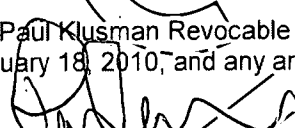
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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

Dated: April 19, 2022

Grantors:

The Paul Klusman Revocable Living Trust dated February 18, 2010, and any amendments thereto

BY:   
Paul Klusman  
Trustee

Escrow No.: 600-219909-TS

State of Arizona )ss:

County of Maricopa

On this 3 day of May, 2022, before me,

The Undersigned  
a Notary Public in and for said County and State, personally appeared

Paul Klusman, as Trustee of Paul Klusman, Trustee of The Paul Klusman Revocable Living Trust dated February 18, 2010, and any amendments thereto

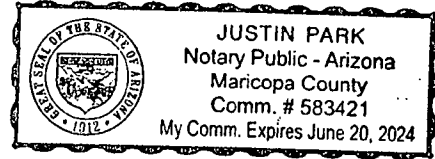
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Notary Public: Justin Park

My Commission Expires: 06/20/2024

FOR NOTARY SEAL OR STAMP



ARIZONA

# AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2022-053112
RECORD DATE	05/03/2022

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 407-12-3780  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS  
Paul Klusman, Trustee of The Paul Klusman Revocable Living Trust dated February 18, 2010, and any amendments thereto  
1939 E. Cactus Wren  
Phoenix, AZ 85020

3. (a) BUYER'S NAME AND ADDRESS:  
Carne Enterprises LLC  
358 W. Citation Ln.  
Tempe, AZ 85284  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
14386 S. Diablo Rd.  
Arizona City, AZ 85123

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Carne Enterprises LLC  
358 W. Citation Ln.  
Tempe, AZ 85284  
 (b) Next tax payment due year of 2022

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 \_\_\_\_\_, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_  
 DOR FORM 82162 (02/2019)

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: \$ 31000 00

11. DATE OF SALE (Numeric Digits): 04 / 2022  
 Month / Year

12. DOWN PAYMENT \$ 31000 00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller loan (Carryback) 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: \_\_\_\_\_

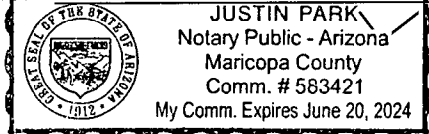
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_

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):  
Title Security Agency, LLC.  
421 E. Cottonwood Lane  
Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary):  
**See Exhibit "A" attached hereto and made a part hereof.**

Signature of Buyer / Agent \_\_\_\_\_  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 21 day of April, 2022  
 Notary Public Justin Park  
 Notary Expiration Date 06/20/2024



**AFFIDAVIT OF PROPERTY VALUE**

FOR RECORDER'S USE ONLY

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c.  Assumption of existing loan(s) (2)  VA  
d.  Seller loan (Carryback) (3)  FHA  
f.  Other financing; Specify:

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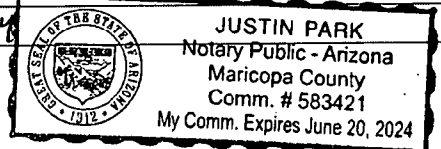
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Signature of Seller / Agent  
State of AZ County of Maricopa  
Subscribed and sworn to before me on this 3 day of May 20 22  
Notary Public  
Notary Expiration Date 6/20/24

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"**

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HOFFMAN'S