

FIRST ARIZONA TITLE AGENCY

42



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 06/01/2022 1641

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-064418

Recording Requested by:
First Arizona Title Agency, LLC

When recorded mail to:
MARIBEN 1 LLC, AN ARIZONA LIMITED LIABILITY
COMPANY
3533 N VAL VISTA RD
Apache Junction, AZ 85119

WARRANTY DEED

File No. 19-2211826 (KP)

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

Margaret E Mitchell, Trustee of The Mitchell Family Revocable Living Trust, dated February 23, 2004, the GRANTOR does hereby convey to

MARIBEN 1 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, the GRANTEE

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

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THEREFROM, ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN DOCKET 131, PAGE 45.

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.

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A.P.N.: 100-16-021E 8

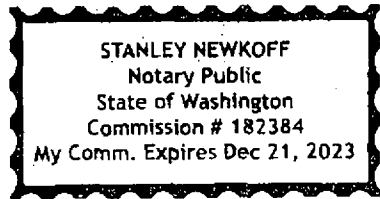
Warranty Deed - continued

DATED: April 26, 2022

The Mitchell Family Revocable Living Trust

Margaret E. Mitchell, Trustee

Margaret E Mitchell, Trustee



STATE OF ~~AZ~~ *WA*)
County of *Clallam*) ss.

On May 19, 2022, before me, the undersigned Notary Public, personally appeared **Margaret E Mitchell, Trustee of The Mitchell Family Revocable Living Trust, dated February 23, 2004**, 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.

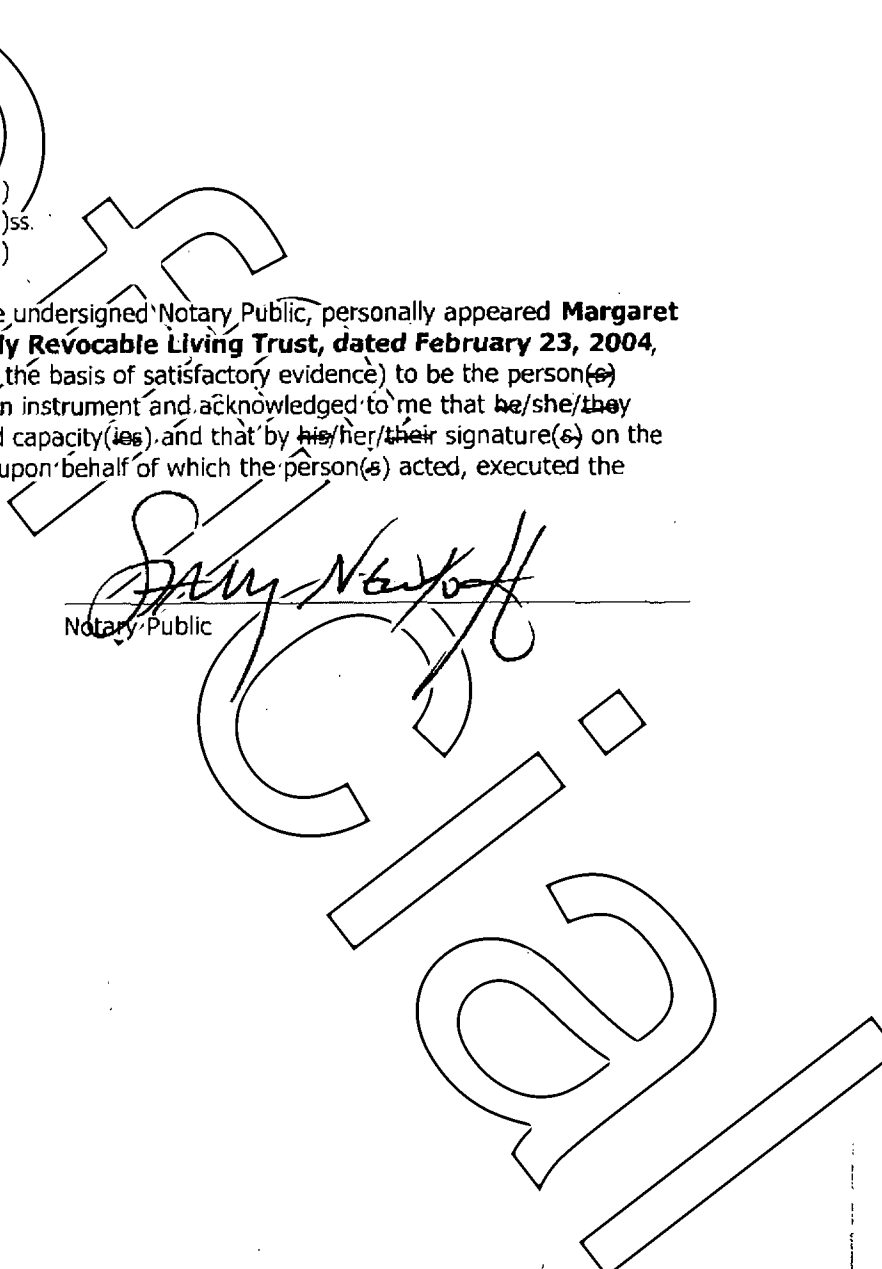
WITNESS my hand and official seal.

My Commission Expires:

12/21/2023

Stanley Newkoff

Notary Public



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Warranty Deed - continued

BENEFICIARY DISCLOSURE

April 26, 2022

First Arizona Title Agency, LLC
3035 South Ellsworth Rd, Suite 128
Mesa, AZ 85212

RE: Escrow No. 19-2211826

The undersigned, being the Trustee(s) of the The Mitchell Family Revocable Living 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:

NAME: Margaret E. Mitchell
ADDRESS: 561 Elk Horn Loop, Sequim, Wa 98382

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

The Mitchell Family Revocable Living Trust

Margaret E. Mitchell, Trustee
Margaret E Mitchell, Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 100-16-021E 8
 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 Mitchell Family Revocable Living Trust
3533 N VAL VISTA RD
Apache Junction, AZ 85119

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

MARIBEN 1 LLC, AN ARIZONA LIMITED LIABILITY COMPANY
1249 E Canyon St
Apache Junction, AZ 85119

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

3533 N VAL VISTA RD
Apache Junction, AZ 85119

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

MARIBEN 1 LLC, AN ARIZONA LIMITED LIABILITY COMPANY
1249 E Canyon St.
Apache Junction, AZ 85119

(b) Next tax payment due 10/22

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 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 Pinal

Subscribed and sworn to before me on this 10 day of May 2022

Notary Public _____

Notary Expiration Date 8/10/22

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2022-064418
 RECORD DATE 06/01/2022

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: \$ 625,000.00 00

11. DATE OF SALE (Numeric Digits): 5/22
 Month/Year

12. DOWN PAYMENT \$ 156,250 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from
 Financial Institution:
 b. Barter or trade (1) Conventional
 (2) VA
 c. Assumption of existing loan(s) (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:

\$ 0.00 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):

Buyer and Seller herein _____

Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

S1/2 NW NW SE NW OF SEC 12-1N-8E 1.25 AC

Signature of Buyer Agent _____

State of Arizona County of Pinal

Subscribed and sworn to before me on this 10 day of May 2022

Notary Public _____

Notary Expiration Date 8/10/22

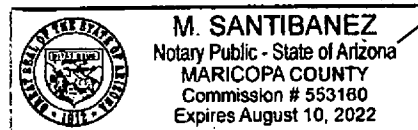
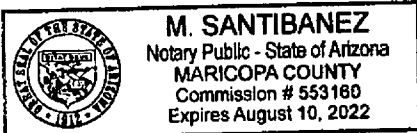


EXHIBIT 'A'

File No.: **19-2211826 (KP)**

Property: **3533 N VAL VISTA RD, Apache Junction, AZ 85119**

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

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OFFICIALS