



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 06/14/2022 0940

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2022-068444

RECORDING REQUESTED BY
Title Alliance of Arizona, LLC

APN: 509-94-494

WHEN RECORDED MAIL TO

Title Alliance of Arizona, LLC

2919 S Ellsworth Rd. #131

Mesa, AZ 85212

File No. 672-200331

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged

**Sammy W. Brunton and Collene A. Brunton, Trustees of the Sammy W. Brunton and Collene A. Brunton
Revocable Family Trust, Dated January 24, 2019**

do hereby convey to

Nicole M. Zadakis, an unmarried woman

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

LOT 120, OF PARCEL D AT SKYLINE RANCH PHASE ONE, ACCORDING TO THE PLAT OF RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E,
SLIDE 37 AND AFFIDAVIT OF CORRECTION RECORDED AS 2004-028815 OF OFFICIAL RECORDS.

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other
matters of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated this 1st day of June, 2022

Sammy W. Brunton and Collene A. Brunton Revocable Family Trust dated January 24, 2019

By: Sammy W. Brunton, Trustee
Sammy W. Brunton, Trustee

By: Collene A. Brunton, Trustee
Collene A. Brunton, Trustee

State of MINNESOTA

County of MOWER

On this 7th day of JUNE, 2022, before me, personally appeared **Sammy W. Brunton and Collene A. Brunton, Trustees of the Sammy W. Brunton and Collene A. Brunton Revocable Family Trust, Dated January 24, 2019** (name of signer) whose identity was proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this document, and who acknowledge that he/she signed the above/attached document.

Matthew Paul Hussey
My commission expires: 01/31/2025 Notary Public

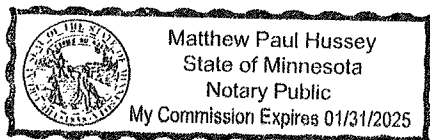


EXHIBIT A

LOT 120, OF PARCEL D AT SKYLINE RANCH PHASE ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 37 AND AFFIDAVIT OF CORRECTION RECORDED AS 2004-028815 OF OFFICIAL RECORDS.

Date: 6/2/2022

File Number: 672-200331

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the The Sammy W. Brunton and Collene A. Brunton Revocable Family Trust are as follows:

Name: ✓	Sammy W. Brunton
Address: ✓	2206 14th St SW Austin MN 55912
Name:	Collene A. Brunton
Address:	2206 14th St SW, Austin MN 55912
Names:	Corey A. Brunton
Address:	19 Eagle Ridge Ct No Mankato, MN 56003
Name:	Tara L. Amundson
Address:	5101 NW Kehman Lane Rochester MN 55901
Names:	
Address:	

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **509-94-494**

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:

**Sammy W. Brunton, Collene A. Brunton, Trustees of the
Sammy W. Brunton, and Collene A. Brunton Revocable Family
Trust, Dated January 24, 2019****2206 14th St SW****Austin, MN 55912**

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

Nicole Zadakis**4732 E. Laurel Ave.****Gilbert, AZ 85234**(b) Are the Buyer and Seller related? ☐ Yes ☒ No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1804 W. Desert Mountain Dr.**Queen Creek, AZ 85142**

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

Nicole Zadakis**1804 W. Desert Mountain Dr.****Queen Creek, AZ 85142**(b) Next tax payment due **October 1**

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."

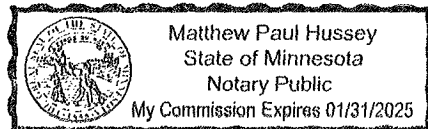
8. If you checked e or f in item 6 above, indicate the number of units:

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 **Sammy W. Brunton, Collene A. Brunton, Trustees**State of **MINNESOTA**, County of **HOWER**Subscribed and sworn to before me on this **17th** day of**JUNE**, 20 **22**Notary Public **Matthew Paul Hussey**Notary Expiration Date **01/31/2025**

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION **PINAL**
FEE NO **2022-068444**
RECORD DATE **06/14/2022**

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: **\$416,000.00**11. DATE OF SALE (Numeric Digits): **5/2022**
Month / Year12. DOWN PAYMENT **\$7,535.00**

13. METHOD OF FINANCING:

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

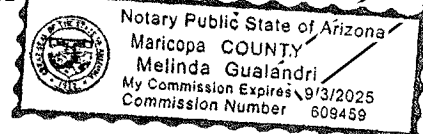
(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Title Alliance of Arizona, LLC**2919 S Ellsworth Rd. #131****Mesa, AZ 85212**

18. LEGAL DESCRIPTION (attach copy if necessary):

See legal description attached heretoSignature of Buyer / Agent **Nicole Zadakis**State of **Arizona**, County of **Maricopa**Subscribed and sworn to before me on this **13th** day of**JUNE**, 20 **22**Notary Public **Melinda Gualandri**Notary Expiration Date **9-3-25**File No. **672-200331**

Legal Description

LOT 120, OF PARCEL D AT SKYLINE RANCH PHASE ONE, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL
COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 37 AND AFFIDAVIT OF
CORRECTION RECORDED AS 2004-028815 OF OFFICIAL RECORDS.

Unofficial