



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY:
Agave Title Agency

AND WHEN RECORDED MAIL TO:
Dawn Gaddis Buchanan
39759 S. Sandlewood Court
Tucson, AZ 85739

DATE/TIME: 07/18/2022 1217
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2022-080193

ESCROW NO.: **A22-02345**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Zachary Y. Branche and Catherine L. Branche, husband and wife, as community property with right of survivorship

do/does hereby convey to

Dawn Gaddis Buchanan, a married woman, as her sole and separate property

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

Lot 61, of SADDLEBROOKE UNIT FORTY SIX, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet D, Slide 60 and Affidavit of Correction in Document No. 2002-042065.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of the court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands, shall be and remain are hereby reserved in and retained by State of Arizona.

To the extent the foregoing rights are not reserved in the Patent or to the extent such reservation is no longer effective, such rights are reserved to the Grantor.

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: 7/11/22

GRANTOR(S):

Zachary Y. Branche
Zachary Y. Branche

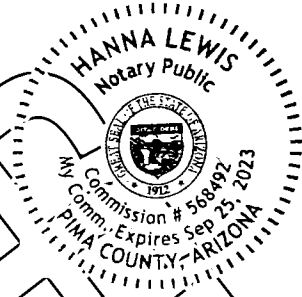
Catherine L. Branche
Catherine L. Branche

State of Arizona,)ss:
County of ~~Pinal~~ Pima

On this 11th day of July, 2022 be for me, a Notary Public in and for said County and State, personally appeared Zachary Y. Branche and Catherine L. Branche, husband and wife, as community property with right of survivorship, 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.

Hanna Lewis
Notary Public (signature)
My Commission Expires: 9/25/2023

FOR NOTARY SEAL OR STAMP



UNRECORDED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 305-12-0620
 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
Zachary Y. Branche and Catherine L. Branche
5340 E. Edwin
Tucson, AZ 85739

3. (a) BUYER'S NAME AND ADDRESS:
Dawn Gaddis Buchanan
4616 Casco Ave
Edina, MN 55424

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

4. ADDRESS OF PROPERTY:
39759 S. Sandlewood Court
Tucson, AZ 85739

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Dawn Gaddis Buchanan
4616 Casco Ave
Edina, MN 55424
 (b) Next tax payment due: October 1, 2022

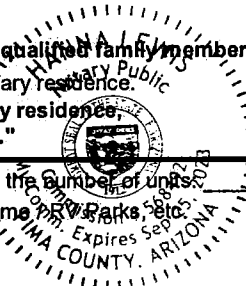
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
 a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

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 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: *Zachary Y. Branche*
 State of Arizona, County of Pima
 Subscribed and sworn to before me on this 11th day of July, 2022
 Notary Public: *Janina*
 Notary Expiration Date: 9/25/2023
 DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2022-080193
 RECORD DATE: 07/18/2022

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: \$ 850000 00

11. DATE OF SALE (Numeric Digits): 06 / 2022
 Month / Year

12. DOWN PAYMENT \$ 850000 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 b. Barter or trade (2) VA
 c. Assumption of existing loan(s) (3) FHA
 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: 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):
Agave Title Agency
900 E. River Road
Tucson, AZ 85718

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: _____

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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Edina, MN 55424

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Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

Signature of Buyer / Agent _____
State of AZ, County of Pima
Subscribed and sworn to before me on this 16 day of _____ 2022
Notary Public Pamela Woods
Notary Expiration Date 5/13/2024

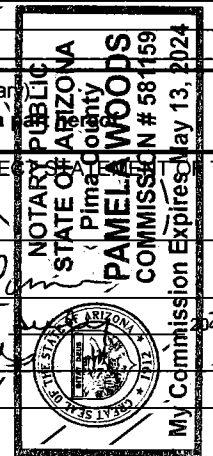


EXHIBIT "A"

Lot 61, of **SADDLEBROOKE UNIT FORTY SIX**, a subdivision of Pinal County, Arizona, according to the map or plat of record in the office of the County Recorder in Cabinet D, Slide 60 and Affidavit of Correction in Document No. **2002-042065**.

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of the court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands, shall be and remain are hereby reserved in and retained by State of Arizona.

To the extent the foregoing rights are not reserved in the Patent or to the extent such reservation is no longer effective, such rights are reserved to the Grantor.

PROFESS