

Steven Peterson, Co-Trustee

STEVEN PETERSON, Co-Trustee of The Red Rock Trust dated September 23, 2004

Ginger Peterson, Co-Trustee

GINGER PETERSON, Trustee of The Red Rock Trust dated September 23, 2004

STATE OF ~~ARIZONA~~ Ut)

County of Utah) ss.

The foregoing instrument was acknowledged before me this 5 day of Oct, 2022 by STEVEN PETERSON, and GINGER PETERSON, as Co-Trustees of The Red Rock Trust dated September 23, 2004.

Linda Beckman
Notary Public

My Commission Expires:
10-5-22

 LINDA BECKMAN
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires October 5, 2022
COMMISSION NUMBER 702503

EXHIBIT "A"

THE PROPERTY

Lots 6 through 10, inclusive, Lots 16 through 20, inclusive, and Lots 25 through 29, inclusive, THE VILLAGE @ IRONWOOD TOWNHOMES, according to the plat of record in Fee 2015-038820, Official Records of Pinal County, Arizona.

CONFIDENTIAL

EXHIBIT "B"

Permitted Exceptions

Johnson & Johnson

TRUST DECLARATION

Date: October 4, 2022

Escrow No.: 300-00990-KS

Pursuant to ARS 33-404, the Beneficiary(ies) of The

Steven Peterson and Ginger Peterson, as Co-Trustees of The Red Rock Trust, dated September 23, 2004

is/are as follows:

NAME:

Steven Peterson

ADDRESS:

1637 N. Ananea Mesa, AZ 85207

NAME:

ginger Peterson

ADDRESS:

1637 N. Ananea Mesa, AZ 85207

NAME:

ADDRESS:

NAME:

ADDRESS:

NAME:

ADDRESS:

NAME:

ADDRESS:

PLEASE PRINT LEGIBLY TO AVOID DELAY IN CLOSING

(This document will be attached to the Deed or Conveyance Instrument and placed of public record at close of escrow)

300-00990-KS

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 101-15-0820
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? 14
Please list the additional parcels below (attach list if necessary):
(1) ~~101-15-0830~~ see attached list (3) ~~101-15-0850~~
(2) ~~101-15-0840~~ (4) ~~101-15-0860~~

COUNTY OF RECORDATION PINAL
FEE NO 2022-105685
RECORD DATE 10/06/2022

2. SELLER'S NAME AND ADDRESS
Steven Peterson and Ginger Peterson, as Co-Trustees of The Red Rock Trust, dated September 23, 2004 and Wade Denman
Vacant Lots, Ironwood Townhomes 1637 N. Ananea
Apache Junction, AZ 85120 MESA, AZ 85207

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:

3. (a) BUYER'S NAME AND ADDRESS:
Funk Family Enterprises, LLC an Arizona limited liability company
1806 N Lindsay Rd
Mesa, AZ 85213

10. SALE PRICE: \$ 400000 00

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

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

12. DOWN PAYMENT \$ 400000 00

4. ADDRESS OF PROPERTY:
Vacant Lots, Ironwood Townhomes
Apache Junction, AZ 85120

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
d. Seller loan (Carryback) f. Other financing; Specify:

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Funk Family Enterprises, LLC an Arizona limited liability company
1806 N Lindsay Rd
Mesa, AZ 85213
(b) Next tax payment due: October 1, 2023

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:

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

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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."

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Navi Title Agency, PLLC
365 E. Germann Rd., Ste. 270
Gilbert, AZ 85297

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

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 Maricopa County of Maricopa
Subscribed and sworn to before me on this 4th day of October 2022
Notary Public
Notary Expiration Date 4/6/26

Signature of Buyer / Agent
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 6th day of October 2022
Notary Public
Notary Expiration Date 4/6/26



EXHIBIT "A"

LOTS 6 THROUGH 10 INCLUSIVE, 16 THROUGH 20 INCLUSIVE, 25 TO 29 INCLUSIVE, OF THE VILLAGE AT IRONWOOD TOWNHOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AT FEE NO. 2015-038820.

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Assessor Parcel Identification Numbers

101-15-0830

101-15-0840

101-15-0850

101-15-0860

101-15-0920

101-15-0930

101-15-0940

101-15-0950

101-15-0960

101-15-1010

101-15-1020

101-15-1030

101-15-1040

101-15-1050

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