



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 05/23/2023 1023

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-037562

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
RONALD V. DAVIS REVOCABLE LIVING TRUST
7081 East Juniper Village Drive
Gold Canyon, AZ 85118

WARRANTY DEED

File No. 240-6271537 (ckm)

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

Ray Koltermann and Karen Koltermann, husband and wife, the GRANTOR does hereby convey to

Ronald V. Davis, Trustee of THE RONALD V. DAVIS REVOCABLE LIVING TRUST DATED JANUARY 21, 2004 and Suzanne Bross, an unmarried woman, the GRANTEE

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

LOT 14, OF JUNIPER VILLAGE AT SUPERSTITION FOOTHILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 49.

EXCEPT 1/16TH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION;

TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH MAY BE DETERMINED TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS PROVIDED BY ARS-37-231, AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA RECORDED AS DOCKET 1047, PAGE 668 AND IN DOCKET 988, PAGE 285 AND IN DOCKET 1226, PAGE 175 AND IN DOCKET 1216, PAGE 254 AND IN DOCKET 968, PAGE 158, AND IN DOCKET 968, PAGE 160, AND IN DOCKET 1031, PAGE 105 AND IN DOCKET 1029, PAGE 670 AS TO THE REMAINING PORTIONS IN SECTIONS 31 AND 32.

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.

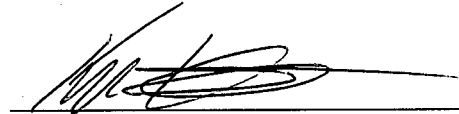
File No.: 240-6271537 (ckm)
A.P.N.: 107-12-0140 2

Warranty Deed - continued

DATED: May 08, 2023



Ray Koltermann



Karen Koltermann

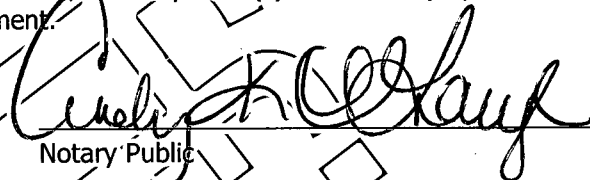
STATE OF _____)
County of 02 Coconino) ss.

On 5/17, 2023, before me, the undersigned Notary Public, personally appeared **Ray Koltermann and Karen Koltermann**, 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.

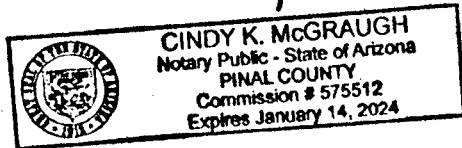
WITNESS my hand and official seal.

My Commission Expires:

1/14/2024



Notary Public



Large stylized watermark text, possibly 'Cindy K. McGraugh', is visible diagonally across the bottom right of the page.

File No.: 240-6271537 (ckm)
A.P.N.: 107-12-0140.2

Warranty Deed - continued

BENEFICIARY DISCLOSURE

May 08, 2023

First American Title Insurance Company
6877 South Kings Ranch Road, Ste 5
Gold Canyon, AZ 85118

RE: Escrow No. 240-6271537

The undersigned, being the Trustee(s) of the RONALD V. DAVIS 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:

Ronald V. Davis

ADDRESS:

461 Winslow Edwards Ct 81632


NAME:

ADDRESS:

NAME:

ADDRESS:

RONALD V. DAVIS REVOCABLE LIVING TRUST



Ronald V. Davis, Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 107-12-0140 2 -
 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:

Ray Koltermann and Karen Koltermann
22008 26th Street
Lake Tapps, WA 98391

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

RONALD V. DAVIS REVOCABLE LIVING TRUST and Suzanne Bross
7081 East Juniper Village Drive
Gold Canyon, AZ 85118

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

7081 E Juniper Village Dr
Gold Canyon, AZ 85118

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

RONALD V. DAVIS REVOCABLE LIVING TRUST and Suzanne Bross
7081 East Juniper Village Drive
Gold Canyon, AZ 85118

(b) Next tax payment due 10/2023

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

- a. Vacant land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile or manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify:

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 [Signature]

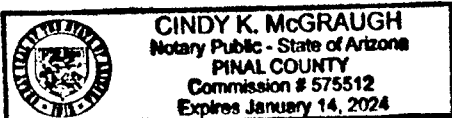
State of AR, County of Wal

Subscribed and sworn to before me on this 13 day of May 2023

Notary Public [Signature]

Notary Expiration Date 11/14/2024

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2023-037562
 RECORD DATE 05/23/2023

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other:

10. SALE PRICE: \$1,450,000.00 00

11. DATE OF SALE (Numeric Digits): 0 5 / 2 0 2 3
 Month/Year

12. DOWN PAYMENT \$0.00 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from Financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 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: \$ 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: 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):

RONALD V. DAVIS REVOCABLE LIVING TRUST and Suzanne Bross
7081 East Juniper Village Drive
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached

Signature of Buyer / Agent [Signature]

State of , County of

Subscribed and sworn to before me on this day of 20

Notary Public

Notary Expiration Date

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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 _____

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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Month/Year

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RONALD V. DAVIS REVOCABLE LIVING TRUST and Suzanne Bross
7081 East Juniper Village Drive
Gold Canyon, AZ 85118

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached

Signature of Buyer / Agent

State of Colorado, County of El Paso

Subscribed and sworn to before me on this 19 day of May 20 23

Notary Public Linda Lucas Lund

Notary Expiration Date 2/8/25

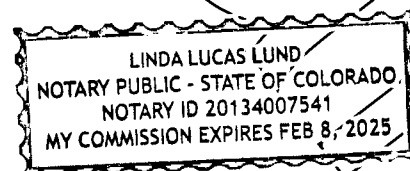


EXHIBIT 'A'

File No.: **240-6271537 (ckm)**

Property: **7081 E Juniper Village Dr, Gold Canyon, AZ 85118**

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A.P.N. 107-12-0140 2