



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/04/2024 1434
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2024-015656

Recording requested by:
Landmark Title Assurance Agency of Arizona, LLC

After Recording Return To:
Michael Haga
450 S. Acacia
Apt 2118
Mesa, AZ 85204

File Number: 2309-040-NL

1 of 2

Warranty Deed

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

Hunter Wahlin, Successor Trustee of The Keith and Cynthia Leno Revocable Trust dated August 30, 2005

("Grantor") do/does hereby convey to

Michael Haga, a single man

("Grantee") the following real property situated in Pinal, ARIZONA:

See attached Exhibit A attached hereto and made a part hereof.

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: 3/2/24

See signature page and notary acknowledgment on page 2

The Keith and Cynthia Leno Revocable Trust dated August 30, 2005

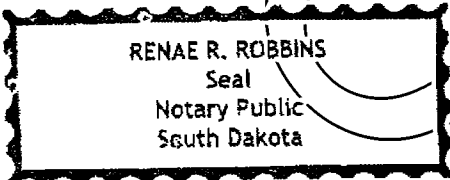
By: Hunter Wahlin
Hunter Wahlin, Successor Trustee

STATE OF ARIZONA ^{RR} / South Dakota
COUNTY OF MARICOPA ^{RR} / Minnehaha

On this 2nd day of March, 2024, before me personally appeared Hunter Wahlin, Successor Trustee of The Keith and Cynthia Leno Revocable Trust dated August 30, 2005, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]

Renae R. Robbins
Notary Public



My Commission Expires
July 13, 2028

Large, faint, diagonal watermark text, possibly reading 'RECEIVED' or similar, is present across the lower right portion of the page.

EXHIBIT A

Lot 480, of THE VILLAGE AT COPPER BASIN UNIT 5A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and Affidavit of Correction recorded in Fee No. 2007-054065, of Official Records.

DATE: March 1, 2024

ESCROW NO.: 2309-040-NL

TRUST DISCLOSURE OF BENEFICIARIES

Pursuant to ARS 33-404, the names of the beneficiaries of the below named Trust dated August 30, 2005, are as follows:

Name: Matthew S Love
Address: c/o 2501 S Avondale Ave, Sioux Falls, SD 57110

Name: Shoshanna R Leno (AKA Shoshanna R Wahlin)
Address: 2501 S Avondale Ave, Sioux Falls SD 57110

Name: William S Leno
Address: c/o 2501 S Avondale Ave, Sioux Falls, SD 57110

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

By: [Signature] _____
(Signature of Trustee) (Signature of Trustee)

as Trustee(s) of The The Keith and Cynthia Leno Revocable Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210 - 84 - 480 - 0
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:

Hunter Wahlin, Successor Trustee of The Keith and Cynthia Le
2501 South Avondale Avenue
Sioux Falls, SD 57110

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

Michael Haga
450 S. Acacia, Apt 2118
Mesa, AZ 85204

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

4. ADDRESS OF PROPERTY:

4459 East Tanzanite Lane
San Tan Valley, AZ 85143

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

Michael Haga
450 S. Acacia, Apt 2118
Mesa, AZ 85204

(b) Next tax payment due 10/01/24

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. Agricultural
- 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.

COUNTY OF RECORDATION PINAL
FEE NO 2024-015656
RECORD DATE 03/04/2024

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: \$ 376,300.00 00

11. DATE OF SALE (Numeric Digits): 03 24
Month / Year

12. DOWN PAYMENT \$ 6,817.00 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: \$ 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):

Landmark Title
1910 S Stapley Dr, Suite 221
Mesa, AZ 85204

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.

SIGNED IN COUNTERPART

Signature of Seller / Agent [Signature]
State of AR South Dakota, County of Minnehaha Maricopa

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 2nd day of March 2024

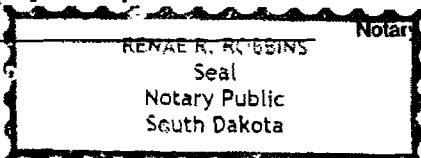
Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public [Signature]

Notary Public _____

Notary Expiration Date 7-13-24

Notary Expiration Date _____



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SIGNED IN COUNTERPART

Signature of Seller / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

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

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18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Michael Haga
Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 02 day of MARCH 2024

Notary Public _____

Notary Expiration Date 04/05/2024



EXHIBIT "A"
Legal Description

Lot 480, of THE VILLAGE AT COPPER BASIN UNIT 5A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and Affidavit of Correction recorded in Fee No. 2007-054065, of Official Records.

Copper Basin