



DATE/TIME: 04/12/2024 1003
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2024-026778

RECORDING REQUESTED BY:
First American Title Insurance Company
AND WHEN RECORDED MAIL TO:
Lawrence Stephen Cohn and Barbara
Reed Cohn, as Trustees of The
Lawrence Stephen Cohn and Barbara
Reed Cohn Trust dated June 16, 2000
59986 E. Hornbill Place
Oracle, AZ 85623

ESCROW NO.: 700-000014-SM
700-000014-SM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

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

Michael E. Price and Julia L. Price, Trustees, or the Successors in Trust, under the Price Family Trust dated 3-30-23, and any amendments and/or restatements thereto,

do/does hereby convey to

Lawrence Stephen Cohn and Barbara Reed Cohn, as Trustees of The Lawrence Stephen Cohn and Barbara Reed Cohn Trust dated June 16, 2000,

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

Lot 73 of SADDLEBROOKE RANCH UNIT FOUR "A", according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, at Fee No. 2011-033757, of Official Records.

Except all oil, gas, other hydrocarbon substances of a gaseous nature, coal, metals minerals, fossils, fertilizer 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 court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-042221 of Official Records.

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.

Pursuant to ARS 33-404, the beneficiaries under The Price Family Trust dated 3-30-23, are: **Michael E Price and Julia L Price, 4 Coronel Court, PO Box 1942, Tubac, AZ 85646.**

Pursuant to ARS 33-404, the beneficiaries of The Lawrence Stephen Cohn and Barbara Reed Cohn Trust dated June 16, 2000, are: **Lawrence Stephen Cohn and Barbara Reed Cohn, 59986 E Hornbill Place, Oracle, AZ 85623.**

Escrow No.: 700-000014-SM

Dated: April 4, 2024

Grantors:

The Price Family Trust dated 3-30-23

By: Michael E Price
Michael E Price, Trustee

By: Julia L Price
Julia L Price, Trustee

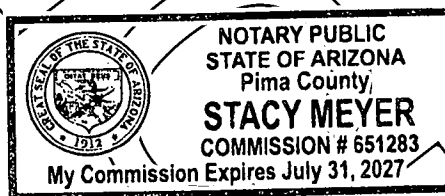
State of Arizona)ss:
County of Pima

On this 14th day of April, 2024, before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared
Michael E Price and Julia L Price, as Trustees under The Price
Family Trust dated 3-30-23,
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.

FOR NOTARY SEAL OR STAMP

Notary Public: Stacy Meyer

My Commission Expires: 7/31/27



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2024-026778
RECORD DATE 04/12/2024

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 305-14-4490
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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS
The Price Family Trust dated 3-30-23, an any amendments and/or restatements thereto
59986 E. Hornbill Place
Oracle, AZ 85623

3. (a) BUYER'S NAME AND ADDRESS:
The Lawrence Stephen Cohn and Barbara Reed Cohn Trust dated June 16, 2000
205 Ken Pratt Blvd., Suite 120, PMB 124
Longmont, CO 80501
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
59986 E. Hornbill Place
Oracle, AZ 85623

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Lawrence Stephen Cohn and Barbara Reed Cohn, as Trustees of The Lawrence Stephen Cohn and Barbara Reed Cohn Trust
59986 E. Hornbill Place
Oracle, AZ 85623
(b) Next tax payment due: October 1, 2024

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
i. Other Use; Specify:
d. 2-4 Plex
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

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: \$ 630000 00

11. DATE OF SALE (Numeric Digits): 02 / 2024
Month / Year

12. DOWN PAYMENT \$ 126000 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
d. Seller loan (Carryback) (3) FHA
f. Other financing; Specify:

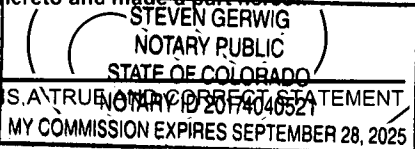
14. PERSONAL PROPERTY (see reverse side for definition):
(a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property:

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):
First American Title Insurance Company
11165 N. La Canada Drive, Suite 143
Oro Valley, AZ 85737

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



THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE DESCRIBED PROPERTY.

Signature of Buyer / Agent
State of Colorado, County of Boulder
Subscribed and sworn to before me on this 10 day of April, 2024
Notary Public
Notary Expiration Date September 28, 2025

Signature of Seller / Agent
State of Arizona, County of Pima
Subscribed and sworn to before me on this 10 day of April, 2024
Notary Public
Notary Expiration Date September 28, 2025

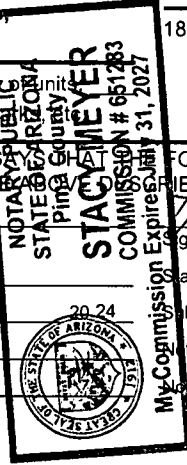


EXHIBIT "A"

Lot 73 of SADDLEBROOKE RANCH UNIT FOUR "A", according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, at Fee No. 2011-033757 of Official Records.

Except all oil, gas, other hydrocarbon substances of a gaseous nature, coal, metals minerals, fossils, fertilizer 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 court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-042221 of Official Records.

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