



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis
Electronically Recorded

DATE/TIME: 08/20/2024 1049

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-063029

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Paul J. Lako and Julie A. Lako
15855 20th St-SE
Arthur, ND 58006

WARRANTY DEED

Escrow No. 214-6324665 (JRS)

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

Michael H. Collins and Jeanette M. Collins, husband and wife, the GRANTOR does hereby convey to

Paul J. Lako and Julie A. Lako, husband and wife, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot 193, of JOHNSON RANCH UNIT 46, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, Recorded in Cabinet E, Slide 81.

Excepting therefrom all Coal and Other Minerals as reserved in the Patent to said Land.

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.: 214-6324665 (JRS)
A.P.N.: 210-75-1930 4

Warranty Deed - continued

DATED: August 09, 2024

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Michael H. Collins

Jeanette M. Collins

STATE OF

MN

County of

Scott

On August 16, 2024, before me, the undersigned Notary Public, personally appeared **Michael H. Collins and Jeanette M. Collins**, 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: 01/31/2028

Notary Public

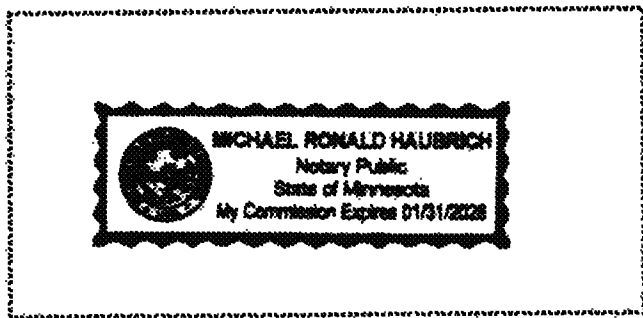
State of Minnesota

County of Scott

Signed or attested before me on August 16, 2024 (date) by

Michael Collins and Jeannette Collins (name(s) of individual(s)).

(Stamp)



Michael Ronald Haubrich

(Signature of notarial officer)

Notary Public

01/31/2028

My commission expires:

ACCEPTANCE OF JOINT TENANCY

This Acceptance is to be attached to: Warranty Deed dated August 09, 2024 by and between **Michael H. Collins and Jeanette M. Collins, husband and wife and Paul J. Lako and Julie A. Lako, husband and wife.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: August 09, 2024

Paul J. Lako
Paul J. Lako

Julie A. Lako
Julie A. Lako

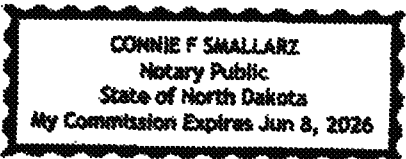
STATE OF *N. Dakota*)
County of *Cass*) ss.

On *16 August 2024*, before me, the undersigned Notary Public, personally appeared **Paul J. Lako and Julie A. Lako**, 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: *June 8, 2026*

[Signature]
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-75-1930 4
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:

Michael H. Collins and Jeanette M. Collins
9006 Meadow Pl
Savage, MN 55378

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

Paul J. Lako and Julie A. Lako
15855 20th St SE
Arthur, ND 58006

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

31577 North Larkspur Drive
San Tan Valley, AZ 85143

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

Paul J. Lako and Julie A. Lako
15855 20th St SE
Arthur, ND 58006

(b) Next tax payment due 10/01/2024

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

- a. Vacant land f. Commercial or Industrial Use
- b. Single Family Residence g. Agriculture
- c. Condo or Townhouse h. Mobile or manufactured Home
- 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 / 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: Michael H. Collins

State of Minnesota County of Scott

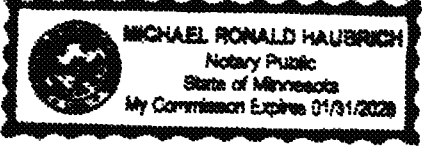
Subscribed and sworn to before me on this 11 day of AUGUST 20 24

Notary Public: Michael Ronald Haubrich

Notary Expiration Date: 01/31/2028

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DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-063029
RECORD DATE 08/20/2024

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: \$500,000.00 00

11. DATE OF SALE (Numeric Digits): 0 7 / 2 4 Month/Year

12. DOWN PAYMENT \$500,000. 00

13. METHOD OF FINANCING:

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

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):

Paul J. Lako and Julie A. Lako
15855 20th St SE
Arthur, ND 58006

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 193, of JOHNSON RANCH UNIT 46 (E / 81)

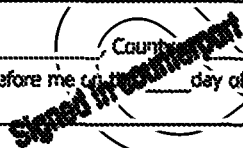
Signature of Buyer / Agent

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of AUGUST 20 24

Notary Public

Notary Expiration Date



AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

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3. (a) BUYER'S NAME AND ADDRESS:
Paul J. Lako and Julie A. Lako
15855 20th St SE
Arthur, ND 58006

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

4 ADDRESS OF PROPERTY
31577 North Larkspur Drive
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Paul J. Lako and Julie A. Lako
15855 20th St SE
Arthur, ND 58006
(b) Next tax payment due 10/01/2024

6. PROPERTY TYPE (for primary parcel). NOTE: Check Only One Box
a Vacant land f Commercial or Industrial Use
b Single Family Residence g Agriculture
c Condo or Townhouse h Mobile or manufactured Home
 Affixed Not Affixed
i Other Use; Specify:
e 2-4 Plex
j 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.
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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 _____
State of _____, County of _____
Subscribed and sworn to before me on _____ day of AUGUST 20 2 4
Notary Public _____
Notary Expiration Date _____

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
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10. SALE PRICE: \$ 500,000.00 00

11. DATE OF SALE (Numerical Digits): 0 7 / 2 4 Monthly/Year

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13. METHOD OF FINANCING.
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f. Other financing: Specify:
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17 PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Paul J. Lako and Julie A. Lako
15855 20th St SE
Arthur, ND 58006

18 LEGAL DESCRIPTION (attach copy if necessary):
Lot 193, of JOHNSON RANCH UNIT 46 (E / B1)

Signature of Buyer / Agent _____
State of North Dakota, County of Cass
Subscribed and sworn to before me on this 16 day of AUGUST 20 2 4
Notary Public _____
Notary Expiration Date April 8 2026

CONNIE F SMALLARZ
Notary Public
State of North Dakota
My Commission Expires Jun 8, 2028

Stamp in background: Signed in presence of

EXHIBIT 'A'

File No.: **214-6324665 (JRS)**

Property: **31577 North Larkspur Drive, San Tan Valley, AZ 85143**

Lot 193, of JOHNSON RANCH UNIT 46, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, Recorded in Cabinet E, Slide 81.

Excepting therefrom all Coal and Other Minerals as reserved in the Patent to said Land.

A.P.N. 210-75-1930 4

OFFICE