



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**
Electronically Recorded

DATE/TIME: 09/16/2025 0916

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-074783

~~DOCUMENT COVER PAGE~~

(Space above this line reserved for recording office use)

Document Title: WARRANTY DEED
(Mortgage, Deed, Etc.)

Return Document To/Prepared By:
44583 W. Sandstone Dr. Thomsen Land Trust
1309 Coffeen Ave., Ste 122
Sheridan, WY 82801

THIS DEED IS BEING RE-RECORDED TO REVISE THE 'AFTER RECORDING RETURN TO AND MAIL TAX STATEMENTS TO' ADDRESS. ORIGINAL DEED RECORDED ON 9/10/25 IN FEE NUMBER 2025-073123



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**
Electronically Recorded

DATE/TIME: 09/10/2025 0856
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-073123

**After Recording Return to &
Mail Tax Statements To:**
44583 W Sandstone Dr. Thomsen Land Trust
1309 Coffeen Ave., Ste. 122,
Sheridan, WY 82801

Property Tax ID#: 512-05-4360
Order #: 6363-25LLC-AZ

**THIS DEED IS BEING RE-RECORDED TO CORRECT THE RETURN AND MAIL TAX
STATEMENTS' ADDRESS SHOWN ABOVE**

WARRANTY DEED

MADE this 9th day of September, 2025, by and between **MARKUS THOMSEN AND
KRISTYN THOMSEN**, husband and wife, hereby known as the Grantors, do hereby convey and warrant
to **Fiduciary Asset Protection Group, LLC**, as Trustee of **44583 W Sandstone Dr Thomsen Land
Trust dated September 9, 2025** as Trustee with full power and authority, to protect, conserve, sell,
lease, encumber or otherwise manage and dispose of said property as per State of Arizona 2024 Revised
Statutes Title 14 - Trusts, Estates and Protective Proceedings Arizona follows the Uniform Trust Code
and, Grantee, whose post office address is 1309 Coffeen Ave STE 1200 Sheridan , Wyoming 82801

WITNESSETH, that said Grantor, for in consideration of the sum of **TEN DOLLARS and 00/100
(\$10.00) DOLLARS**, hereby convey to Grantees the following real property, and warrant the title against
all persons whomsoever:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 512-05-4360
Property Address: 44583 W Sandstone Dr., Maricopa AZ 85139

TOGETHER WITH all and singular, the right, members, hereditaments, and appurtenances
belonging to or in any manner incident or appertaining to the described property; to have and to hold all
and singular the premises mentioned, to Grantees, Grantees' heirs and assigns forever. And we bind
ourselves, our heirs, executors, and administrators, to warrant and forever defend all and singular the
premises to Grantees, Grantees' heirs and assigns, against myself and my heirs, and against every person
whomever lawfully claiming or to claim the described property, or any part of the property.

**The interest of the beneficiaries under said trust is personal property. Persons dealing with the
Trustee are not obligated to look to the application of purchase monies. (The interest of the
beneficiaries is solely in the rights, proceeds and avails of trust property, not in the title, legal
or, equitable, of said real estate. The liability of the Trustee under this deed and the trust
agreement is limited to the assets of the trust and the Trustee hereunder has no personal
liability whatsoever.**

IN-WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.



MARKUS THOMSEN



KRISTYN THOMSEN

STATE OF Florida

COUNTY OF Miami Dade

The foregoing instrument was hereby acknowledged before me this 9th day of September 2025 By: MARKUS THOMSEN and KRISTYN THOMSEN who are personally known to me or who have produced Driver License as identification, and who signed this instrument willingly.

By means of online notarization



Notary Public

My commission expires: 08/01/2026

Notarized online using audio-video communication



EXHIBIT "A"
Property Description

Closing Date: September 9, 2025

Buyer(s): 44583 W Sandstone Dr Thomsen Land Trust

Property Address: 44583 Sandstone Drive, Maricopa, AZ 85139

PROPERTY DESCRIPTION:

Lot 15, of Cobblestone Farms - Parcel-V, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 158.

Subject to Deed of Trust executed by Markus Thomsen, an unmarried man in favor of the trustee First Arizona Title and the beneficiary to Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation, given to secure the original principal sum of \$225,000.00, dated 10/06/2022 and recorded 10/07/2022, as Instrument No. 2022-106038, Pinal County, AZ.

Subject to Deed of Trust executed by Markus Thomsen, an unmarried man in favor of the trustee Desert Financial Credit Union and the beneficiary to Desert Financial Credit Union, given to secure the original principal sum of 46,000.00, dated 11/07/2023 and recorded 11/13/2023, as Instrument No. 2023-082807, Pinal County, AZ.

Clear Form

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512 - 05 - 4360 -
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:

Markus Thomsen and Kristyn Thomsen
7420 23rd Avenue
Kenosha, WI 53143

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

44583 W Sandstone Dr Thomsen Land Trust
7901 4th Street North
St. Petersburg, FL 33702

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

44583 Sandstone Drive
Maricopa, AZ 85139

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

44583 W Sandstone Dr Thomsen Land Trust
1309 Coffeen Ave., Ste 1200
Sheridan, WY 82801

(b) Next tax payment due 4/30/2026

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.

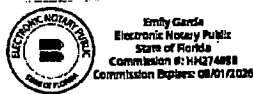
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent _____
State of Florida, County of Miami Dade

Subscribed and sworn to before me on this 9th day of September 2025

Notary Public Emily Garcia
Notary Expiration Date 08/01/2026

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-074783
RECORD DATE 09/16/2025

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: \$ 278,066.44 00

11. DATE OF SALE (Numeric Digits): 09 25
Month / Year

12. DOWN PAYMENT \$ 100. 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: NA

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

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):

Cathy M. Tippet, Agent for Closed Title LLC
699 N Federal Hwy, ste 350
FL 33304 Ft. Lauderdale,

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent _____
State of Florida, County of Miami Dade

Subscribed and sworn to before me on this 10th day of September 2025

Notary Public Melissa I. Castillo
Notary Expiration Date 8/25/28

