



DATE/TIME: 12/09/2025 1409
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-098910

Recording Requested By: 1st
Option Title, LLC

After recording please mail to:
Fiduciary Asset Protection Group LLC
1309 Coffeen Ave Ste 1200
Sheridan, WY 82801Sheri

Escrow File #25-3023-OTAZ

[Space Above This Line For Recording Data]

ARIZONA SPECIAL WARRANTY DEED

Taylor Dustin Johnson, a single man, whose address is 38086 W Isabella Ln, Maricopa, AZ 85138, hereinafter referred to as "GRANTOR"; for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration paid to GRANTOR in hand by Fiduciary Asset Protection Group, LLC as Trustee of the 38086 West Isabella Lane Johnson Land Trust dated December 3, 2025 with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property as per the State of Arizona 2024 Arizona Revised Statutes Title 14 - Trusts, Estates and Protective Proceeding whose address is 1309 Coffeen Ave Ste 1200, Sheridan, WY, 82801, hereinafter referred to as "GRANTEE", the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto the said GRANTEE herein all of that certain real property, together with any improvements thereon and/or improvements to be constructed thereon, located at Pinal County, Arizona and more particularly described as follows:

Lot 59, of RANCHO MIRAGE ESTATES PARCEL 5, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 117, and Affidavit of Correction recorded as 2007- 68716, of Official Records.

PIN: 502-55-5000

38086 West Isabella Lane, Maricopa, AZ 85138
[The "Property"]

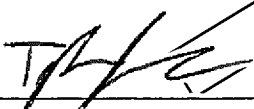
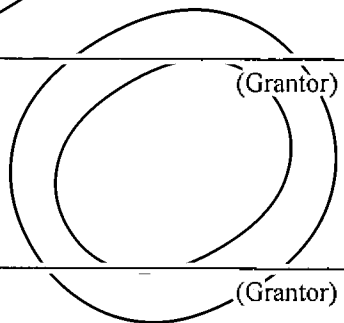
BEING the same property conveyed to GRANTOR by deed from Ariel Marie Uwumarogie, dated November 29, 2022 and recorded on December 1, 2022 in Book, Volume, or Liber No. N/A, at Page N/A (or as No. 2022119473), in the Office of the Recorder of Pinal County, State of Arizona.

TO HAVE AND TO HOLD the above-described Property together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said GRANTEE and GRANTEE'S heirs, executors and assigns forever. GRANTOR does hereby bind itself and its successors to WARRANT and DEFEND the title unto the said GRANTEE and GRANTEE'S heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, WHEN THE CLAIM IS BY, THROUGH OR UNDER GRANTOR BUT NOT OTHERWISE. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable

against the above-described Property as now reflected by the records of the County Recorder in said County and State and to any applicable zoning laws or ordinances and building, use and occupancy codes.

When this Deed is executed by more than one person, or when the GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs, executors, and assigns" shall be construed to mean "successors and assigns."

EXECUTED on this the 3rd day of December, 2025.


 _____ (Grantor) _____ (Grantor)
 Taylor Dustin Johnson
 (Grantor) _____ (Grantor)

ARIZONA
 SPECIAL WARRANTY DEED

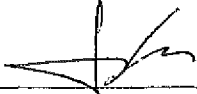
ACKNOWLEDGMENT

State of TEXAS
County of EL PASO

§
§
§

12/05/2025

The foregoing instrument was acknowledged before me this
Taylor Dustin Johnson.



Signature of Person Taking Acknowledgment

JERRY R. JARVIS

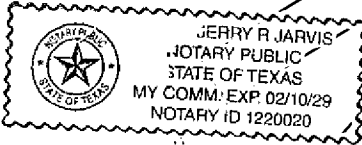
Printed Name

NOTARY PUBLIC

Title or Rank

Serial Number (if any): 1220020

My Commission Expires: 02/10/2029



(Seal)

ARIZONA
SPECIAL WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 500 - 55 - 500 - 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?
Please list the additional parcels below, (attach list if necessary):
(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Taylor Dustin Johnson
2904 Cassidy Road
Fort Bliss, TX 79916

3. (a) BUYER'S NAME AND ADDRESS:
Eric Sandhaus, Managing Member of Fiduciary Asset Protectio
1309 Coffeen Avenue
Sheridan, WY 82801
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
38086 West Isabella Lane
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Eric Sandhaus, Managing Member of Fiduciary Asset Protectio
1309 Coffeen Avenue
Sheridan, WY 82801
(b) Next tax payment due 03/01/26

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
d. 2-4 Plex i. Other Use; Specify: _____
e. Apartment Building

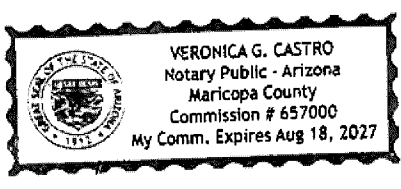
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
a. To be used as a primary residence.
b. To be rented to someone other than a "qualified family member."
c. To be used as a non-primary or secondary residence.
See reverse side for definition of 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 _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 25 day of Dec 2025
Notary Public _____
Notary Expiration Date 8-18-27

DOR FORM 82162 (02/2019)



FOR RECORDER'S USE ONLY

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: \$ 316,896.97 00

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

12. DOWN PAYMENT \$ — 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: n/a

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: n/a

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:
n/a
n/a

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
1st Option Title
7975 N Hayden Rd Suite 200
Scottsdale AZ 85258

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Signature of Buyer / Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 5 day of Dec 2025
Notary Public _____
Notary Expiration Date 8-18-27

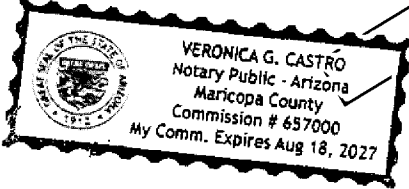


Exhibit "A"

Legal Description

Lot 59, of RANCHO MIRAGE ESTATES PARCEL 5, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 117 and Affidavit of Correction recorded as 2007-068716, of Official Records.

PIN: 502-55-5000

BOBBI Q. S.