

RECORDED ELECTRONICALLY  
BY CHICAGO TITLE AGENCY

RECORDING REQUESTED BY  
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Florence Kelvin 80 LLC  
5216 N 70th Place  
Paradise Valley, AZ 85253



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 06/20/2014 1020

FEE: \$14.00

PAGES: 3

FEE NUMBER: 2014-035553



ESCROW NO.: C1404141 - 303 - SF

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

**Bradley E. Johnson, as Successor Trustee of The Fon E Johnson Trust, a revocable living trust dated November 25, 1991**

conveys to

**Florence Kelvin 80 LLC, an Arizona limited liability company**

the following real property situated in **Pinal** County, Arizona:

The East half of the Northeast quarter of Section 15, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters above set forth..

Dated: June 10, 2014

**Grantor(s):**

**Bradley E. Johnson, as Successor Trustee of  
The Fon E Johnson Trust, a revocable living  
trust, dated November 25, 1991**

*Bradley E. Johnson, Successor Trustee*  
Bradley E. Johnson, Successor Trustee

**NOTARY ACKNOWLEDGEMENT(S) TO SPECIAL WARRANTY DEED**

State of Kentucky  
County of Fayette

} ss:

The foregoing document was acknowledged before me this 16th day of June 2014

by Bradley E. Johnson

*Michael Shane Smith*  
Notary Public

My commission expires: 5/14/18

(Seal)

**Michael Shane Smith  
Notary Public - State at Large  
Kentucky  
Commission No. 509381  
My Commission Expires- 05/14/2018**



**Chicago Title Agency, Inc.**

6710 N. Scottsdale Rd., Suite 100-A, Scottsdale, AZ 85253  
Phone: (602) 667-1081 • Fax: (480) 483-5676  
ChicagoTitleArizona.com

DATE: June 12, 2014  
ESCROW NO.: C1404141-303-SF

**TRUST DECLARATION**

**Disclosure of Beneficiaries**

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated Nov 25, 1991 are as follows:

Name: CYNTHIA JOHNSON

Address: 700 MILL RIDGE DR. LEXINGTON, KY. 40514

Name: AUSTIN JOHNSON

Address: 1068 CHETFORD DRIVE LEXINGTON, KY. 40509

Name: BAILEY JOHNSON

Address: 1068 CHETFORD DRIVE LEXINGTON, KY. 40509

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

By: Bridley G. Johnson, Successor Trustee (Signature of Trustee) \_\_\_\_\_ (Signature of Trustee)

as Trustee (s) of The FON E. JOHNSON TRUST

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

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **206-01-007**  
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) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Bradley E. Johnson, as Successor Trustee of The Fon E Johnson Trust, a revocable living trust, dated November 25, 1991  
1068 Chetford Drive  
Lexington, KY 40509

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

Florence Kelvin 80 LLC  
5216 N 70th Place  
Paradise Valley, AZ 85253

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

4. ADDRESS OF PROPERTY:

Parcel# 206-01-007  
Florence, AZ

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

Florence Kelvin 80 LLC  
5216 N 70th Place  
Paradise Valley, AZ 85253

(b) Next tax payment due October 1, 2014

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 Arizona, County of Maricopa  
Subscribed and sworn to before me on this 18 day of June 2014  
Notary Public [Signature]  
Notary Expiration Date 08/15/2016

FOR RECORDER'S USE ONLY  
**PINAL COUNTY**  
**DATE/TIME: 06/20/2014 1020**  
**FEE NUMBER: 2014-035553**

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: \$ 180,000.00

11. DATE OF SALE (Numeric Digits): 5 / 2014  
Month / Year

12. DOWN PAYMENT \$ 180,000.00

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:

\$ 0.00 AND

briefly describe the Personal Property: \_\_\_\_\_

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

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):

Florence Kelvin 80 LLC  
5216 N 70th Place  
Paradise Valley, AZ 85253  
Phone: (480) 968-3033

18. LEGAL DESCRIPTION (attach copy if necessary):

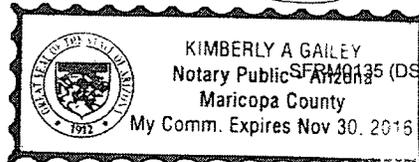
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
State of ARIZONA, County of MARICOPA  
Subscribed and sworn to before me on this 17 day of June 2014  
Notary Public [Signature]  
Notary Expiration Date 11-30-16

DOR FORM 82162 (04/2014)



**JAYNE SUNDSETH**  
Notary Public - Arizona  
Maricopa County  
Expires 08/15/2016



**KIMBERLY A. GAILEY**  
Notary Public - Arizona  
Maricopa County  
My Comm. Expires Nov 30, 2015

**EXHIBIT "A"**  
**Legal Description**

The East half of the Northeast quarter of Section 15, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

UNOFFICIAL