OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 06/27/2014 1532
FEE: $14.00
PAGES: 5
FEE NUMBER: 2014-037381

Unofficial

RECORDING REQUESTED BY:
First American Title Insurance Company

AND WHEN RECORDED MAIL TO:
Sundstrom Lonestar Farm LLC
942 S. Copper Key Court
Gilbert, AZ 85233

Escrow No. 242-5643429 (AK)

CAPTION HEADING: **WARRANTY DEED**

FIRST AMERICAN

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Sandstrom Lonestar Farm LLC
942 South Copper Key Court
Gilbert, AZ 85233

WARRANTY DEED

File No. 242-5643429 (AK)

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

E.T. Mauldin and Virginia L. Mauldin, Trustees of The Mauldin Living Trust, dated 8/21/02, the GRANTOR does hereby convey to

Sandstrom Lonestar Farm LLC, an Arizona limited liability company, the GRANTEE

the following described real property situate in Pinal County, Arizona:

A PARCEL OF LAND, ALSO KNOWN AS PARCEL B IN BOOK 12 OF SURVEYS, PAGE 223, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HALF-INCH REBAR IN CONCRETE MARKING THE EAST QUARTER CORNER OF SECTION 24, FROM WHICH A 4-INCH PINAL COUNTY HIGHWAY DEPARTMENT ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SECTION 24 BEARS NORTH 00 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 2616.46 FEET, AND FROM WHICH A 4-INCH PINAL COUNTY HIGHWAY DEPARTMENT ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SECTION 24 BEARS SOUTH 00 DEGREES 12 MINUTES 59 SECONDS EAST, A DISTANCE OF 2615.27 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1319.91 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 42 SECONDS WEST, A DISTANCE OF 1532.47 FEET TO A SET 5/8-INCH REBAR WITH ALUMINUM CAP RLS #37512;

THENCE SOUTH 00 DEGREES 12 MINUTES 17 SECONDS EAST, A DISTANCE OF 652.59 FEET TO A SET 5/8-INCH REBAR WITH ALUMINUM CAP RLS #37512 MARKING THE NORTHEAST CORNER OF PARCEL "B" AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 17 SECONDS EAST, A DISTANCE OF 652.58 FEET TO A SET PK NAIL (MONUMENTED 33.00 FEET NORTH BY A SET 5/8-INCH REBAR WITH ALUMINUM CAP RLS #37512) MARKING THE SOUTHEAST CORNER OF PARCEL "B"

THENCE SOUTH 89 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST QUATER OF SECTION 24, A DISTANCE OF 997.38 FEET TO A POINT (MONUMENTED 159.34 FEET EAST BY A SET PK NAIL), MARKING THE SOUTHWEST CORNER OF PARCEL "B";

Unofficial

THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS EAST, ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 655.80 FEET TO A POINT (MONUMENTED 157.33 FEET EAST BY A SET 5/8 INCH REBAR WITH ALUMINUM CAP RLS #37512), MARKING THE NORTHWEST CORNER OF PARCEL "B";

THENCE NORTH 89 DEGREES 29 MINUTES 41 SECONDS EAST, A DISTANCE OF 994.16 FEET TO A SET 5/8-INCH REBAR WITH ALUMINUM CAP RLS #37512 MARKING THE NORTHEAST CORNER OF PARCEL "B" AND THE POINT OF BEGINNING.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

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.

DATED: June 19, 2014

E.T. Mauldin and Virginia L. Mauldin,
Trustees of The Mauldin Living Trust, dated
8/21/02

E.T. Mauldin, Trustee

Virginia L. Mauldin, Trustee

Unofficial

File No.: 242-5643429 (AK)
A.P.N.: 209-22-006X 0

Warranty Deed - continued

STATE OF ARIZONA)
)ss.
County of PINAL)

On June 27, 2014, before me, the undersigned Notary Public, personally appeared E. T. Mauldin and Virginia L. Mauldin, Trustees of The Mauldin Living Trust, dated 8/21/02, 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.

Anna M Kane

Notary Public

My Commission Expires:

ANNA M KANE
NOTARY PUBLIC - ARIZONA
Pima County
My Commission Expires
December 18, 2016

Unofficial

File No.: 242-5643429 (AK)
A.P.N.: 209-22-006X 0

Warranty Deed - continued

BENEFICIARY DISCLOSURE

June 19, 2014

First American Title Insurance Company
475 East Cottonwood Lane
Casa Grande, AZ 85122

RE: Escrow No. 242-5643429

The undersigned, being the Trustee(s) of the The Mauldin Living Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: E.T. MAULDIN

ADDRESS: P.O. BOX 1994, COOLIDGE, AZ 85128

NAME: VIRGINIA L. MAULDIN

ADDRESS: P.O. BOX 1994, COOLIDGE, AZ 85128

NAME:

ADDRESS:

The Mauldin Living Trust

E.T. Mauldin, Trustee

Virginia L. Mauldin, Trustee

Unofficial

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 06/27/2014 1532
FEE NUMBER: 2014-037381

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 209-22-006X 0 - ____
BOOK MAP PARCEL SPLIT
Does this sale include any parcels that are being split / divided?
Check one: Yes [X] 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:
The Mauldin Living Trust
P.O. Box 1994
Coolidge, AZ 85128

3. (a) BUYER'S NAME AND ADDRESS:
Sandstrom Lonestar Farm LLC
942 South Copper Key Court
Gilbert, AZ 85233
(b) Are the Buyer and Seller related? Yes [ ] No [X]
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
Vacant Land
Coolidge, AZ 85128

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Sandstrom Lonestar Farm LLC
942 South Copper Key Court
Gilbert, AZ 85233
(b) Next tax payment due 09/2014

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box
a. [X] Vacant land
b. [ ] Single Family Residence
c. [ ] Condo or Townhouse
d. [ ] 2-4 Plex
e. [ ] Apartment Building
f. [ ] Commercial or Industrial Use
g. [ ] Agriculture
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 used as vacation home or secondary residence.
c. [ ] To be rented to someone other than a "family member."
See reverse side for definitions of a "primary residence. secondary Residence" or "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.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [X] Warranty Deed
b. [ ] Special Warranty Deed
c. [ ] Joint Tenancy Deed
d. [ ] Contract or Agreement
e. [ ] Quit Claim Deed
f. [ ] Other:

10. SALE PRICE: $ 200,000.00 | 00

11. DATE OF SALE (Numeric Digits): 0 6 / 1 4 Month/Year

12. DOWN PAYMENT $ 200,000.00 | 00

13. METHOD OF FINANCING:
a. [X] 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 [X]
(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: ____

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 [X]
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
First American Title Insurance Company
475 East Cottonwood Lane
Casa Grande, AZ 85122
242-5643429 (AK) Phone (520)836-1500

18. LEGAL DESCRIPTION (attach copy if necessary):
SECTION 24, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

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 Pinal
Subscribed and sworn to before me on this 27 day of JUNE 20 1 4
Notary Public
Notary Expiration Date 12-18-16

ANNA M KANE
NOTARY PUBLIC - ARIZONA
Pima County
My Commission Expires
December 18, 2016

Signature of Buyer / Agent MGR
State of Arizona, County of Pinal
Subscribed and sworn to before me on this 27 day of JUNE 20 1 4
Notary Public
Notary Expiration Date 12-18-16

ANNA M KANE
NOTARY PUBLIC - ARIZONA
Pima County
My Commission Expires
December 18, 2016

DOR FORM 82162 (10/2008)

Unofficial Document

No. 242-5643429

EXHIBIT "A"

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