



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
Donald K. Donley, Trustee of the
Donley Family Trust dated November
21, 2014
1700 W. Harmon Rd.
Eloy, AZ 85131

DATE/TIME: 02/11/2016 11:06
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2016-008407



ESCROW NO.: 600-58261-TS
600-58261-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Canacorn, LLC, an Arizona Limited Liability Company

do/does hereby convey to

Donald K. Donley, Trustee of the Donley Family Trust dated November 21, 2014

the following real property situated in Pinal County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

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.

Pursuant to ARS 33-404 the names and address of the beneficiaries of the trust are disclosed in Instrument No. 2014-071279, Pinal County records.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: January 27, 2016

Grantors:

Canacorn, LLC,
an Arizona limited liability company

BY: 
James H. Hamel, Co-Manager

BY: 
David L. Grangaard, Co-Manager

Escrow No.: 600-58261-TS

State of Arizona }ss:
County of Pinal

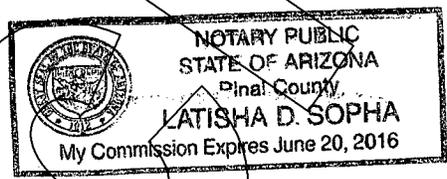
On this 8th day of February, 2016, before me,
The Undersigned

a Notary Public in and for said County and State, personally
appeared
James H. Hamel, Co-Manager of Canacorn, LLC, an Arizona
Limited Liability Company
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.

Notary Public: [Signature]

My Commission Expires: 6/20/2016

FOR NOTARY SEAL OR STAMP



State of Arizona }ss:
County of Pinal

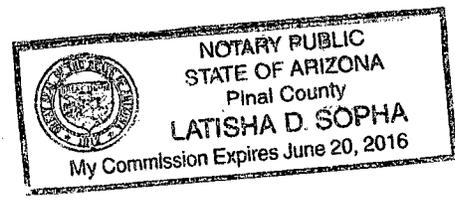
On this 8th day of February, 2016, before me,
The Undersigned

a Notary Public in and for said County and State, personally
appeared
David L. Grangaard, Co-Manager of Canacorn, LLC, an Arizona
Limited Liability Company
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satisfactory evidence) to be the person(s) whose name(s) is/are
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instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Notary Public: [Signature]

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Escrow No.: 600-58261-TS

EXHIBIT "A"

The East half of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 1795.82 feet thereof;

More particularly described as follows:

COMMENCING at a 1/2" rebar marking the East quarter corner of Section 21, from which a 1/2" rebar marking the Northeast corner of Section 21 bears North 00°07'04" West a distance of 2649.00 feet and from which a 1/2" rebar marking the Southeast corner of Section 21 bears South 00°07'47" East a distance of 2649.68 feet;

THENCE South 00°07'47" East along the East boundary of the Southeast quarter of Section 21 a distance of 853.85 feet to a point marking the Southeast corner of said Parcel and the POINT OF BEGINNING.

THENCE North 89°56'59" West parallel to and 1795.82 feet North of the South boundary of the Southeast quarter of Section 21 a distance of 2634.50 feet to a point which falls on the North-South midsection line of said Section 21, marking the Southwest corner of said Parcel;

THENCE North 00°28'07" West along said midsection line a distance of 3495.49 feet to a point marking the North quarter corner of Section 21 and the Northwest corner of said Parcel;

THENCE North 89°53'20" East along the North boundary of the Northeast quarter of Section 21 a distance of 2655.72 feet to a 1/2" rebar marking the Northeast corner of Section 21 and the Northeast corner of said Parcel;

THENCE South 00°07'04" East along the East boundary of the Northeast quarter of Section 21 a distance of 2649.00 feet to a 1/2" rebar marking an angle point and the East quarter corner of Section 21;

THENCE South 00°07'47" East along the East boundary of the Southeast quarter of Section 21 a distance of 853.85 feet to a point marking the Southeast corner of said Parcel and the POINT OF BEGINNING.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 511-44-095 (portion)
 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? 0
 Please list the additional parcels below (attach list if necessary):
 (1) _____ (2) _____
 (3) _____ (4) _____

COUNTY OF RECORDATION PINAL
 FEE NO 2016-008407
 RECORD DATE 02/11/2016

2. SELLER'S NAME AND ADDRESS:
Canacorn, LLC
3241 E. Shea Blvd, Suite 7
Phoenix, AZ 85028

10. SALE PRICE \$ 266580.00

11. DATE OF SALE (Numeric Digits): 01 / 2016
 Month / Year

12. DOWN PAYMENT \$ 266580.00

3. (a) BUYER'S NAME AND ADDRESS:
Donald K. Donley, Trustee of the Donley Family Trust
1700 W. Harmon Rd.
Eloy, AZ 85131

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: _____

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

4. ADDRESS OF PROPERTY:
Lamb Rd., 212.473 ac
Eloy, AZ 85131

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: _____

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Donald K. Donley, Trustee of the Donley Family Trust
1700 W. Harmon Rd.
Eloy, AZ 85131
 (b) Next tax payment due _____

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

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 _____

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: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be used as a primary residence
 To be rented to someone other than a "qualified family member."
 To be used as a non-primary or secondary residence.
See reverse side for definition of a "primary residence", "secondary residence" or "family member."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Title Security Agency, LLC
421 E. Cottonwood Lane
Casa Grande, AZ 85122
(520)426-4600

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.

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Exhibit "A" attached hereto and made a part hereof.

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

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF 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 this 11 day of February, 2016.
 Notary Public _____
 Notary Expiration Date 2/11/16

Signature of Buyer / Agent _____
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 11 day of February, 2016.
 Notary Public _____
 Notary Expiration Date 2/11/16

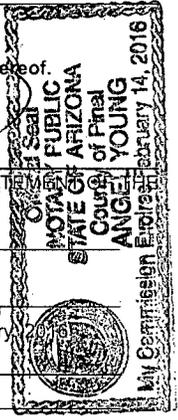
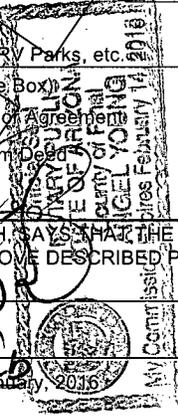


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