



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

**RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:**

DATE/TIME: 02/11/2016 11:07
FEE: \$17.00
PAGES: 5
FEE NUMBER: 2016-008409



ESCROW NO.: 600-53160-TS
600-53160-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

John Donley and Melinda Donley, husband and wife

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.

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

Dated: January 26, 2016

Grantors:

Canacorn, LLO, an Arizona Limited Liability Company

BY:

James H. Hamel, Co-Manager

BY:

David L. Grangaard, Co-Manager

Escrow No.: 600-53160-TS

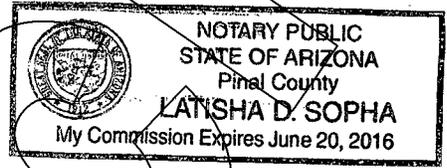
State of Arizona Pinal)ss:
County of Gila

On this 9th 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 Pinal)ss:
County of Gila

On this 9th 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
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

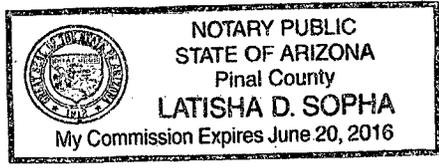


EXHIBIT "A"

The South 1795.82' of the Southeast quarter of Section 21, Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

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 Northeast corner of said parcel and the POINT OF BEGINNING;

THENCE continuing South 00°07'47" East along said East boundary of the Southeast quarter of Section 21 a distance of 1795.83 feet to a 1/2" rebar marking the Southeast corner of Section 21 and the Southeast corner of said Parcel;

THENCE South 89°56'59" East along the South boundary of the Southeast quarter of Section 21 a distance of 2623.88 feet to a point marking the South quarter corner of Section 21 and the Southwest corner of said Parcel;

THENCE North 00°28'07" West along the North-South midsection line of Section 21 a distance of 1795.89 feet to a point marking the Northwest corner of said Parcel;

THENCE South 89°56'59" East 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 marking the Northeast corner of said Parcel and the POINT OF BEGINNING.

ESCROW NO.: 600-53160-TS
600-53160-TS

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

John Donley and Melinda Donley, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated January 26, 2016, and executed by **Canacorn, LLC, an Arizona Limited Liability Company** as Grantors, to **John Donley and Melinda Donley, husband and wife** as Grantees, and which conveys certain premises described as:

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

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship

Dated: January 26, 2016

Grantee(s):

John Donley
John Donley
Melinda Donley
Melinda Donley

State of Arizona } ss:
County of Pinal

On this *27th* day of *February*, 2016, before me,
The Undersigned
a Notary Public in and for said County and State, personally appeared
John Donley and Melinda Donley
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

FOR NOTARY SEAL OR STAMP

Notary Public: *[Signature]*
My Commission Expires: *6/20/2016*

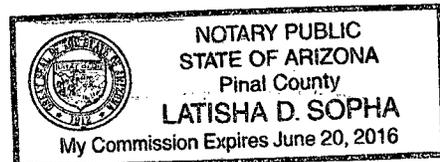


EXHIBIT A

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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 Northeast corner of said parcel and the POINT OF BEGINNING;

THENCE continuing South 00°07'47" East along said East boundary of the Southeast quarter of Section 21 a distance of 1795.83 feet to a 1/2" rebar marking the Southeast corner of Section 21 and the Southeast corner of said Parcel;

THENCE North 89°56'59" West along the South boundary of the Southeast quarter of Section 21 a distance of 2623.88 feet to a point marking the South quarter corner of Section 21 and the Southwest corner of said Parcel;

THENCE North 00°28'07" West along the North-South midsection line of Section 21 a distance of 1795.89 feet to a point marking the Northwest corner of said Parcel;

THENCE South 89°56'59" East 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 marking the Northeast corner of said Parcel and the POINT OF BEGINNING.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 511-44-095 portion of
 BOOK MAP PARCEL SPLIT
 Does this sale include any parcels that are being split / divided?
 Check one: Yes No
 How may 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) _____

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

3. (a) BUYER'S NAME AND ADDRESS:
John Donley and Melinda Donley
10475 W. Quartz Drive
Casa Grande, AZ 85193
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
portion of E1/2 Section 21 Lamb Road and Phillips Road, approx.
108.392ac
Eloy, AZ 85131

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
John Donley and Melinda Donley
10475 W. Quartz Drive
Casa Grande, AZ 85193
 (b) Next tax payment due _____

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:
 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."

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. Warranty Deed
 b. Special Warranty Deed
 c. Joint Tenancy Deed
 d. Contract or 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 _____

FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO 2016-008409
 RECORD DATE 02/11/2016

10. SALE PRICE \$ 135994 00

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

12. DOWN PAYMENT \$ 135994 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: _____

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):
Title Security Agency, LLC
421 E. Cottonwood Lane
Casa Grande, AZ 85122
(520)426-4600

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 Pinal
 Subscribed and sworn to before me this 11 day of February, 2016
 Notary Public _____

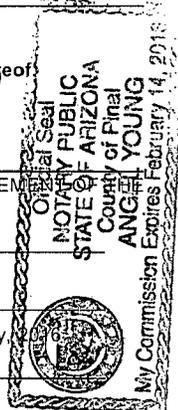
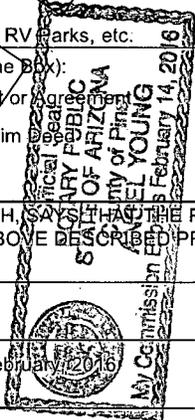


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