

510-120-14E



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 07/09/2019 1234
FEE: \$30.00
PAGES: 11
FEE NUMBER: 2019-054720

RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
The City of Maricopa
39700 West Civic Center Plaza
Maricopa, AZ 85138

ESCROW NO.: 600-136227-TS
600-136227-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

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

Bowlin Plaza LLC, a Michigan Limited Liability Company, successor by merger with Bowlin Plaza LLC a Nevada Limited Liability Company and Robert S. Elmore, Trustee of the Mark Richard Walton 1999 Grantor Irrevocable Trust and Robert S. Elmore, Trustee of The Leslie Ann Walton 1999 Grantor Irrevocable Trust and Robert S. Elmore, Trustee of The Patrick Leslie Walton 1999 Grantor Irrevocable Trust and Robert S. Elmore, Trustee of The Michael Allen Walton 1999 Grantor Irrevocable Trust

do/does hereby convey to

City of Maricopa, a municipal corporation

the following real property situated in Pinal County, 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 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 set forth.

Pursuant to ARS 33-404 the names and addresses of the beneficiaries of the trusts are disclosed in Exhibit "B" attached hereto and by reference made a part hereof

Escrow No.: 600-136227-TS

Dated: June 25, 2019

Grantor(s):

Bowlin Plaza LLC, a Michigan Limited Liability Company

BY: 

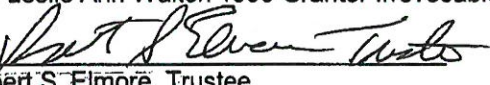
Mark R. Walton, Executive Member

The Mark Richard Walton 1999 Grantor Irrevocable Trust

BY: 

Robert S. Elmore, Trustee

The Leslie Ann Walton 1999 Grantor Irrevocable Trust

BY: 

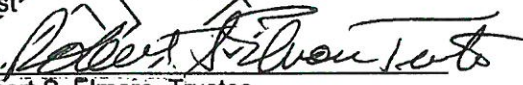
Robert S. Elmore, Trustee

The Patrick Leslie Walton 1999 Grantor Irrevocable Trust

BY: 

Robert S. Elmore, Trustee

The Michael Allen Walton 1999 Grantor Irrevocable Trust

BY: 

Robert S. Elmore, Trustee

Escrow.No.: 600-136227-TS

State of MI)ss:
County of Isabella

On this 27 day of June, 2019, before me,
The Undersigned Mary E Welsh
a Notary Public in and for said County and State, personally
appeared **Mark R. Walton, Executive Member of
Bowlin Plaza LLC**
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: Mary E Welsh

My Commission Expires: 5-25-21

FOR NOTARY SEAL OR STAMP

MARY E. WELSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF ISABELLA
My Commission Expires May 25, 2021
Acting in the County of Isabella

State of MI)ss:
County of Isabella

On this 27 day of June, 2019, before me,
The Undersigned Mary E Welsh
a Notary Public in and for said County and State, personally
appeared **Robert S. Elmore Trustee of The Mark Richard
Walton 1999 Grantor Irrevocable Trust**
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: Mary E Welsh

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FOR NOTARY SEAL OR STAMP

MARY E. WELSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF ISABELLA
My Commission Expires May 25, 2021
Acting in the County of Isabella

Escrow-No.: 600-136227-TS

State of MI }ss:
County of Isabella

On this 27 day of June, 2019, before me,
The Undersigned Mary E. Welsh
a Notary Public in and for said County and State, personally
appeared Robert S. Elmore Trustee of The Leslie Ann Walton
1999 Grantor Irrevocable Trust
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: Mary E. Welsh

My Commission Expires: 5-25-21

MARY E. WELSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF ISABELLA
My Commission Expires May 25, 2021
Acting in the County of Isabella

State of MI }ss:
County of Isabella

On this 27 day of June, 2019, before me,
The Undersigned Mary E. Welsh
a Notary Public in and for said County and State, personally
appeared Robert S. Elmore Trustee of The Patrick Leslie
Walton 1999 Grantor Irrevocable Trust
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: Mary E. Welsh

My Commission Expires: 5-25-21

MARY E. WELSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF ISABELLA
My Commission Expires May 25, 2021
Acting in the County of Isabella

Escrow No.: 600-136227-TS

State of MI } ss.
County of Isabella

On this 27 day of June, 2019, before me,
The Undersigned Mary E. Welsh
a Notary Public in and for said County and State, personally
appeared Robert S. Elmore, Trustee of The Michael Allen
Walton 1999 Grantor Irrevocable Trust
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.

MARY E. WELSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF ISABELLA
My Commission Expires May 25, 2021
Acting in the County of Isabella

Notary Public: Mary E. Welsh

My Commission Expires: 5-25-21

EXHIBIT "A"

That portion of the Northwest quarter of Section 34, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 34, marked by a P.K. Nail with straddlers, from which the North quarter of said Section 24, marked by an iron bar with aluminum cap stamped "RLS 27239 (2015)" bears North 89 degrees 24 minutes 54 seconds East as measured and recorded in Map of Dedication for Maricopa Aquatic Center and Regional Park in Fee No. 2014-053174, of Official Records of Pinal County, Arizona, for a distance of 2649.54 feet;

Thence North 89 degrees 24 minutes 54 seconds East along the North line of the Northwest quarter of said Section 34, for a distance of 181.86 feet to the Northeast corner of a parcel described as "Vekol Regional Park Right-Of-Way" recorded in Special Warranty Deed in Fee No. 2013-050985, of Official Records of Pinal County, Arizona, said point also being the POINT OF BEGINNING;

Thence continuing North 89 degrees 24 minutes 54 seconds East along the North line of the Northwest quarter of said Section 34, for a distance of 116.51 feet to a point on the South right of way line of Bowlin Road as recorded in said Map of Dedication for Maricopa Aquatic Center and Regional Park, said point being the beginning of a non-tangent curve, concave Southwesterly, whose center bears South 22 degrees 05 minutes 56 seconds West, for a radial distance of 445.00 feet;

Thence Southeasterly along said South right of way line and along said non-tangent curve, through a central angle of 01 degrees 43 minutes 51 seconds, for an arc length of 13.44 feet to the beginning of a reverse curve, concave Northeasterly, whose center bears North 23 degrees 49 minutes 47 seconds East, for a radial distance of 555.00 feet;

Thence Southeasterly along said South right of way line and along said reverse curve, through a central angle of 24 degrees 24 minutes 53 seconds, for an arc length of 236.49 feet, to a tangent point;

Thence North 89 degrees 24 minutes 54 seconds East along said South right of way line, for a distance of 187.21 feet to a point on the West right of way line of Greyhorn Drive as recorded in said Map of Dedication for Maricopa Aquatic Center and Regional Park, said point being the beginning of a non-tangent curve, concave Northeasterly, whose center bears North 82 degrees 31 minutes 19 seconds East, for a radial distance of 790.00 feet;

Thence Southeasterly along said West right of way line and along said non-tangent curve, through a central angle of 27 degrees 17 minutes 34 seconds, for an arc length of 376.31 feet, to a non-tangent point;

Thence South 40 degrees 10 minutes 09 seconds West, for a distance of 321.22 feet to the beginning of a non-tangent curve, concave Northwesterly, whose center bears North 47 degrees 35 minutes 45 seconds West, for a radial distance of 200.00 feet;

Thence Southwesterly along said non-tangent curve, through a central angle of 46 degrees 35 minutes 45 seconds, for an arc length of 162.65 feet to a non-tangent point;

Thence South 89 degrees 24 minutes 54 seconds West, for a distance of 365.13 feet to a point on the East right of way line of Maricopa Road (State Route 347) as shown on right of way plan for Maricopa Road (SR347) JCT. S.R. 84-Maricopa 347 PN 000 H2778 02R RS-347-(10), dated January 6, 1992;

Thence North 01 degrees 21 minutes 18 seconds West along said East right of way line, for a distance of 2.62 feet to the Southwest corner of said parcel described as "Vekol Regional Park Right of Way";

Escrow No.: 600-136227-TS

Thence North 88 degrees 44 minutes 33 seconds East along the South line of said parcel, for a distance of 52.98 feet to the Southeast corner of said parcel;

Thence North 01 degrees 21 minutes 18 seconds West along the East line of said parcel, for a distance of 707.84 feet to the POINT OF BEGINNING.

DATE: June 25, 2019

ESCROW NO.: 600-136227-TS

Exhibit B

TRUST DECLARATION

The Mark Richard Walton 1999 Grantor Irrevocable Trust
Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the the Mark Richard Walton 1999 Grantor Irrevocable Trust are as follows:

Name:

LESLIE ANN WALTON

Address:

4585 E PICKARD STE G MT PLEASANT, MI 48858

Name:

PATRICK LESLIE WALTON

Address:

4585 E PICKARD STE G MT PLEASANT, MI 48858

Name:

MICHAEL ALLEN WALTON

Address:

4585 E PICKARD STE G MT PLEASANT, MI 48858

Name:

Address:

Name:

Address:

Name:

Address:

By:

Robert S. Elmore Trustee
Robert S. Elmore (Signature of Trustee)

(Signature of Trustee)

as Trustee(s) of The Robert S. Elmore, Trustee of the Mark Richard Walton 1999 Grantor Irrevocable Trust

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

DATE: June 25, 2019

ESCROW NO.: 600-136227-TS

Exhibit B
TRUST DECLARATION

The Leslie Ann Walton 1999 Grantor Irrevocable Trust
Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of The Leslie Ann Walton 1999 Grantor Irrevocable Trust are as follows:

Name: MARK RICHARD WALTON

Address: 4585 E PICKARD STE G MT PLEASANT, MI 48858

Name: PATRICK LESLIE WALTON

Address: 4585 E PICKARD STE G MT PLEASANT, MI 48858

Name: MICHAEL ALLEN WALTON

Address: 4585 E PICKARD STE G MT PLEASANT, MI 48858

Name: _____

Address: _____

Name: _____

Address: _____

By: Robert S. Elmore Trust

(Robert S. Elmore (Signature of Trustee)

(Signature of Trustee)

as Trustee(s) of The Robert S. Elmore, Trustee of The Leslie Ann Walton 1999 Grantor Irrevocable Trust

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

DATE: June 25, 2019

ESCROW NO.: 600-136227-TS

Exhibit B
TRUST DECLARATION

The Patrick Leslie Walton 1999 Grantor Irrevocable Trust
Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of The Patrick Leslie Walton 1999 Grantor Irrevocable Trust are as follows:

Name: MARK RICHARD WALTON

Address: 4585 E PICKARD STE G MT PICASANT, MI 48858

Name: MICHAEL ALLEN WALTON

Address: 4585 E PICKARD STE G MT PICASANT, MI 48858

Name: LESLIE ANN WALTON

Address: 4585 E PICKARD STE G MT PICASANT, MI 48858

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: Robert S. Elmore

(Robert S. Elmore (Signature of Trustee))

(Signature of Trustee)

as Trustee(s) of The Robert S. Elmore, Trustee of The Patrick Leslie Walton 1999 Grantor Irrevocable Trust

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

DATE: June 25, 2019

ESCROW NO.: 600-136227-TS

Exhibit B
TRUST DECLARATION

The Michael Allen Walton 1999 Grantor Irrevocable Trust
Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of The Michael Allen Walton 1999 Grantor Irrevocable Trust are as follows:

Name: MARK RICHARD WALTON

Address: 4585 E PICKARD STE G MT PLEASANT, MI 48858

Name: LESLIE ANN WALTON

Address: 4585 E PICKARD STE G MT PLEASANT, MI 48858

Name: PATRICK LESLIE WALTON

Address: 4585 E PICKARD STE G MT PLEASANT, MI 48858

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: Robert S. Elmore, Trustee

(Robert S. Elmore (Signature of Trustee))

(Signature of Trustee)

as Trustee(s) of The Robert S. Elmore, Trustee of The Michael Allen Walton 1999 Grantor Irrevocable 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: 510-12-014E-6

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) _____

2. SELLER'S NAME AND ADDRESS:

Bowlin Plaza LLC, Robert S. Elmore, Trustee of the Mark Richard Walton 1999 Grantor Irrevocable Trust, Robert S. Elmore, Trustee of The Leslie Ann Walton 1999 Grantor Irrevocable Trust, Robert S. Elmore, Trustee of The Patrick Leslie Walton 1999 Grantor Irrevocable Trust, and Robert S. Elmore, Trustee of The Michael Allen Walton 1999 Grantor Irrevocable Trust

4585 E. Pickard Street Suite G

Mt. Pleasant, MI 48858

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

The City of Maricopa

39700 West Civic Center Plaza

Maricopa, AZ 85138

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Bowlin Plaza LLC

Maricopa, AZ 85139

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

The City of Maricopa

39700 West Civic Center Plaza

Maricopa, AZ 85138

(b) Next tax payment due 11/2019

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 | ☐ Affixed ☐ Not Affixed |
| e. ☐ Apartment Building | 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 | d. ☐ Contract or Agreement |
| b. ☒ Special Warranty Deed | e. ☐ Quit Claim Deed |
| c. ☐ Joint Tenancy Deed | f. ☐ Other: |

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

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2019-054720
07/09/2019

10. SALE PRICE

\$ 2667440 00

11. DATE OF SALE (Numeric Digits): 04 / 2019

12. DOWN PAYMENT

\$ 884060 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: _____ |

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.

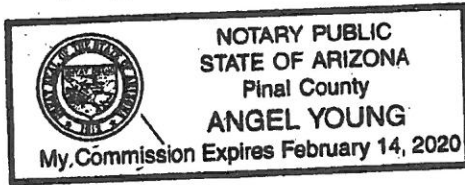
Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me this 9 day of July, 2019

Notary Public Angel Young

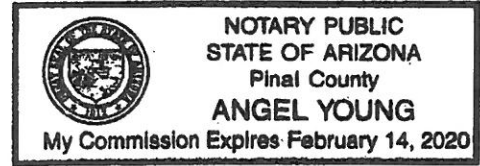
Notary Expiration Date 2/14/20



Subscribed and sworn to before me this 9 day of July, 2019

Notary Public Angel Young

Notary Expiration Date 2/14/20



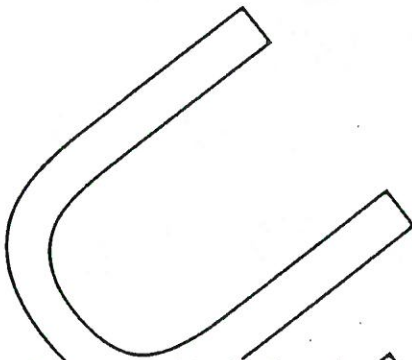


EXHIBIT "A"

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Thence South 89 degrees 24 minutes 54 seconds West, for a distance of 365.13 feet to a point on the East right of way line of Maricopa Road (State Route 347) as shown on right of way plan for Maricopa Road (SR347) JCT. S.R. 84-Maricopa 347 PN 000 H2778 02R RS-347-(10), dated January 6, 1992;

Thence North 01 degrees 21 minutes 18 seconds West along said East right of way line, for a distance of 2.62 feet to the Southwest corner of said parcel described as "Vekol Regional Park Right of Way";

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