

STATE OF ARIZONA )  
COUNTY OF PINAL ) ss  
Witness my hand and Official Seal

I hereby certify that the within instrument was filed for record in Pinal County, State of Arizona.

No. 633285  
Book \_\_\_\_\_ Page \_\_\_\_\_  
Date: 30 OCT 1979 1330  
Request of: Deborah A. Patrick

WILLIAM S. TRUMAN  
County Recorder  
By Alice M. Bishop  
Deputy Fee 5.00

Indexed	Paged	Blotted
	✓	✓

WHEN RECORDED  
MAIL TO:



# Joint Tenancy Deed

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

M. CRAIG PATRICK AND DEBORAH A. PATRICK, husband and wife  
do hereby CONVEY unto

LARRY L. COCHRAN AND ROSEMARY A. COCHRAN, husband and wife

not as tenants in common and not as a community property estate, but as joint tenants with right of survivorship, the following described real property situated in PINAL County, Arizona:

The North Half of the South Half of the Northwest Quarter of the Southwest Quarter of Section 23, Township 10 South, Range 14 East, Gila and Salt River Base and Meridian, Pinal County, Arizona. EXCEPT the East 137.21 feet thereof. Together with legal attached.

### SUBJECT TO:

- Taxes for the year 1979 and subsequent thereto.
  - Mortgage from Rail N. Ranch, an Arizona corporation, to Union Bank, a corporation recorded in Docket Book 361 at page 184 and thereafter assigned to said Standard Life and Accident Insurance Company, an Oklahoma corporation.
  - Deed of Trust between Lloyd W. Golder, III, a married man, in his sole and separate right, as Trustor; City Equity Service, Ltd., an Arizona corporation, As Trustee; and Rail N. Ranch Corporation, an Arizona corporation, as Beneficiary recorded in Docket Book 894 at page 687.
  - Rights of way for roads, transmission lines, canals, laterals and ditches.
  - The effect of water, water rights, canals and reservoir rights with particular reference to Location Notica filed in Book 3 of Land Claims at page 243 thereof
- SUBJECT TO'S CONTINUED ON REVERSE SIDE HEREOF.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

*M. Craig Patrick*  
M. Craig Patrick  
*Deborah A. Patrick*  
Deborah A. Patrick

The above deed is accepted and approved by the Grantees, it being their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common

*Larry L. Cochran*  
Larry L. Cochran  
*Rosemary A. Cochran*  
Rosemary A. Cochran

STATE OF ARIZONA }  
COUNTY OF PINAL }

This instrument was acknowledged before me this 12 day of October 1979 by M. Craig Patrick and Deborah A. Patrick, husband and wife  
*Nella M. ...*  
Notary Public

M. Craig Patrick and Deborah A. Patrick, husband and wife  
My commission expires 11/2/82

STATE OF VIRGINIA }  
COUNTY OF FAIRFAX }

This instrument was acknowledged before me this 18 day of September 1979 by Larry L. Cochran and Rosemary A. Cochran, husband and wife  
*James J. ...*  
Notary Public

Larry L. Cochran and Rosemary A. Cochran, husband and wife  
My commission expires 1 May 1980

SUBJECT TO'SCONTINUED:

- The liabilities and obligations against the said land by reason of its inclusion within the boundaries of Central Arizona Water Conservation District.
- Any loss, claim or damage by reason of the failure of the public recorded to disclose that said premises has any appurtenant means of ingress and egress to and from a dedicated public street or highway.
- Reservations in the Patent from the United States of America recorded in Docket Book 56 at page 40.
- This property may not be used for the purpose of permanently stationing trailers or mobile homes nor for any commercial purpose.
- Only "single family residences" may be constructed on the property described herein and no residence may be placed on less than one acre of land.
- Said "single family residences" may not contain less than 1400 square feet of living area under roof, exclusive of carport.
- Said residence to be of masonry or approved frame construction, approval to be by the President or designated Agent of Rail N Ranch Corporation, said approval shall not be unreasonably withheld.

8.70 ACRE PARCEL

The North Half of the South Half of the Northwest Quarter of the Southwest Quarter of Section 23, Township 10 South, Range 14 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, EXCEPT the East 137.21 feet thereof;

RESERVING an easement for ingress, egress, and utilities over the East 25 feet thereof;

TOGETHER WITH a temporary easement over the existing roadway running North, approximately along the Mid-Section line of said Section 23, from the existing Golder Lake Road thru the approximate Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 23, and thence, Northwesterly, across the South Half of the Northeast Quarter of the South west Quarter and the East 137.21 feet of the South Half of the Northwest Quarter of the Southwest Quarter; said easement to be abandoned at such time as a right-of-way becomes dedicated that will serve as legal access to the described property.