

**EXTENSION OF ASSURANCE AGREEMENT FOR COMPLETION OF  
THE RANCHO ARIZONA SUBDIVISION IMPROVEMENTS,  
DOCKET NO. S-03-02**

THIS EXTENSION AGREEMENT made and entered into as of this (day) \_\_\_\_\_ of (month) \_\_\_\_\_, 2019, between PIONEER TITLE AGENCY, INC., an Arizona Corporation, as Trustee under Trust No. #515034, hereinafter referred to as "Trustee", and James W. Sandlin and Terry L. Russell, as Beneficiaries of Trust No. #515034, hereinafter referred to as "Beneficiaries", and COCHISE COUNTY, Arizona:

WHEREAS, a final plat has been recorded for the Rancho Arizona Subdivision, as Docket No. S-03-02, in Book 15, pp. 63-63A of Maps and Plats, in the Office of the Cochise County Recorder;

WHEREAS, an Assurance Agreement between Cochise County and Pioneer Title Agency, Inc, as Trustee under Trust #515034, with beneficiaries James W. Sandlin and Terry L. Russell, was made for the completion of subdivision improvements for the Rancho Arizona Subdivision;

WHEREAS, said Agreement was recorded on July 6, 2006; Fee #60725641, in the Office of the Cochise County Recorder, with an expiration date of July 6, 2019;

WHEREAS, the above Assurance Agreement provides that the developer may petition the County for an extension of the agreement beyond the three years given for completion of improvements;

WHEREAS, the beneficiaries maintain that economic considerations have made progress on improvements within the development difficult to achieve in the allotted time;

WHEREAS, Pioneer Title Agency, Inc, as Trustee under Trust #515034, beneficiaries James W. Sandlin and Terry L. Russell, have requested an extension of time for completion of improvements to July 6, 2022; and

WHEREAS, Cochise County believes that such an extension is justified.

**NOW, THEREFORE IT IS HEREBY AGREED THAT:**

The Assurance Agreement for Completion of Subdivision Improvements recorded on July 6, 2006; Fee # 60725641, is extended with a new expiration date of July 6, 2022, and the parties hereto agree to abide by the terms of such Assurance Agreement.

IN WITNESS WHEREOF, the parties have executed this Extension of Assurance Agreement this \_\_\_\_ day of \_\_\_\_\_, 2019.

**COCHISE COUNTY:**

\_\_\_\_\_  
Peggy Judd, Chairman, Cochise County Board of Supervisors

**ATTEST:**

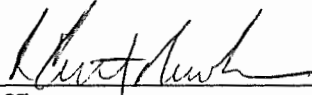
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Deputy County Attorney

**TRUSTEE:**

\_\_\_\_\_  
Pioneer Title Agency, Inc  
An Arizona Corporation, as Trustee under  
Trust No. #515034 only and not in its capacity

BY:   
Trust Officer

Print Name: R. Keith Newton

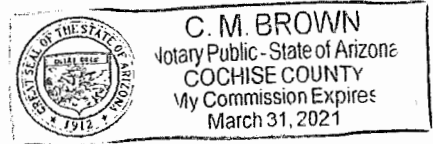
STATE OF ARIZONA )  
)  
COUNTY OF Cochise ) ss.

On this the 13 day of June, 2019, before me, the undersigned Officer, personally appeared R. Keith Newton, who acknowledged him/herself to be the Trust Officer of Pioneer Title Agency, an Arizona corporation, and that he/she as such Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as such Officer.

In witness whereof, I have hereunto set my hand and official seal.

*C. M. Brown*

Notary Public



My Commission Expires: 3/31/2021

**OWNER/BENEFICIARY:**

*James W. Sandlin*  
Owner/Beneficiary

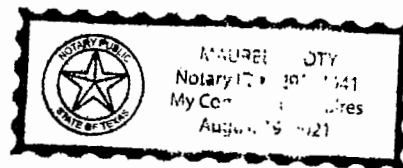
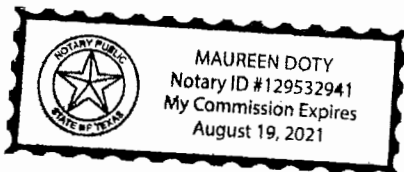
Print Name and Title: JAMES W. SANDLIN OWNER

The foregoing instrument was acknowledged, before me this 7 day of June, 2019, by James Sandlin as

*Maureen Doty*

Notary Public

My Commission Expires: 08/19/21



STATE OF ARIZONA            )  
  )        ss.  
COUNTY OF \_\_\_\_\_ )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned Officer, personally appeared \_\_\_\_\_, who acknowledged him/herself to be the \_\_\_\_\_ of \_\_\_\_\_, an Arizona corporation, and that he/she as such Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as such Officer.

In witness whereof, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

**OWNER/BENEFICIARY:**

TERRY L. RUSSELL OWNER  
Owner/Beneficiary

Print Name and Title: Terry Russell

The foregoing instrument was acknowledged before me this 7 day of June, 2019, by Terry Russell as

Maureen  
Notary Public

My Commission Expires: 08/19/21

