

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

**THIS EXTENSION AGREEMENT** made and entered into as of this (day) \_\_\_\_\_ of \_\_\_\_\_, 2022, 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; and

**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; and

**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, 2022; and

**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; and

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

**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, 2025; 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, 2025, and the parties hereto agree to abide by the terms of such Assurance Agreement. This extension agreement will include Lots 1-6 and 11-48 which have not been released by Cochise County.

**IN WITNESS WHEREOF**, the parties have executed this Extension of Assurance Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**COCHISE COUNTY:**

\_\_\_\_\_  
Ann English, Chairman  
Cochise County Board of Supervisors

**ATTEST:**

\_\_\_\_\_  
Timothy Mattix  
Clerk of the Board

**APPROVED AS TO FORM:**

*Paul Correa*  
\_\_\_\_\_  
Paul Correa  
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: \_\_\_\_\_

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

On this the \_\_\_\_ day of \_\_\_\_\_, 2022, 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:**

\_\_\_\_\_  
Owner/Beneficiary

Print Name and Title: \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ as \_\_\_\_\_.

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

My Commission Expires: \_\_\_\_\_

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

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

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

My Commission Expires: \_\_\_\_\_

**OWNER/BENEFICIARY:**

\_\_\_\_\_  
Owner/Beneficiary

Print Name and Title: \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2022, by \_\_\_\_\_ as  
\_\_\_\_\_.

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

My Commission Expires: \_\_\_\_\_