



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

WHEN RECORDED, RETURN TO:

Peter N. Spiller
Attn: Legal Notices 16580-14
Mohr, Hackett, Pederson, Blakley & Randolph, P.C.
2800 North Central Avenue, 11th Floor
Phoenix, Arizona 85004-1043

DATE/TIME: 03/02/07 1058

FEE: \$19.00

PAGES: 3

FEE NUMBER: 2007-026545

07-51218 DN-1
YI

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned ACACIA CREDIT FUND 9-A L.L.C., a Delaware limited liability company (the "**Grantor**"), hereby grants to Greystone Homes, Inc. a Delaware corporation, ("**Grantee**"), whose address is 1150 West Grove Parkway, Suite 110, Tempe, Arizona-85283, that certain real property situated in Pinal County, Arizona, described as follows (the "**Lots**"):

See Exhibit "A" Attached Hereto

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to the master-planned community of which the Lots are a portion, any matter shown on the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of Grantor, and any matter that would be disclosed by an inspection or an accurate ALTA/ACSM survey of the Lots.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no others, subject to the matters set forth above.

EXECUTED this 28th day of February 2007.

ACACIA CREDIT FUND 9-A L.L.C.,
a Delaware limited liability company

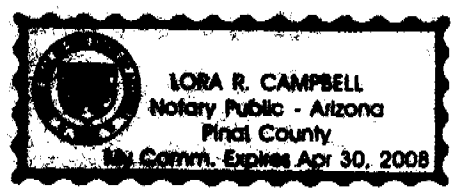
By: Fund 9-A Management Company
L.L.C., a Delaware limited liability
company its Managing Member

By: Acacia Capital Corporation,
a California corporation,
its Managing Member

By: Steven S. Benson
Steven S. Benson
Its: Executive Vice President

STATE OF ARIZONA)
County of Pinal)

The foregoing instrument was acknowledged before me this 28th day of Feb., 2007, by Steven S. Benson the Executive Vice-President of Acacia Capital Corporation, a California corporation, in its capacity as Managing Member of Fund 9-A Management Company L.L.C., a Delaware limited liability company, the Managing Member of ACACIA CREDIT FUND 9-A L.L.C., a Delaware limited liability company, for and on behalf thereof.



Lora R. Campbell
Notary Public

My Commission Expires: April 30, 2008

EXHIBIT A

Lots 5 through 9, inclusive, 110 through 128, inclusive, and Lots 141 through 146, inclusive, of Parcel E at Skyline Ranch Phase Two, according to Cabinet E of Maps, Slide 114, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 210-08-6360
 BOOK MAP PARCEL SPLIT LETTER
 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? 29
 Please list the additional parcels below (no more than four):
 (1) SEE ATTACHED (3) _____
 (2) _____ (4) _____

9. FOR OFFICIAL USE ONLY
 COUNTY OF RECORDATION: PIÑAL
 FEE NO: 2007-026545
 RECORD DATE: 03/02/07

 (e) ASSESSOR _____ (f) DOR _____
 ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS
Acacia Credit Fund 9-A, L.L.C.
201 E. Washington, Ste. 1760, Phoenix, AZ 85004-2428

3. (a) BUYER'S NAME AND ADDRESS:
Greystone Homes, Inc.
1150 W. Grove Parkway, Ste 108
Tempe, AZ 85283
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
Vacant Land

5. MAIL TAX BILL TO:
Greystone Homes, Inc.
1150 W. Grove Parkway, Ste 108
Tempe, AZ 85283

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 i. Other Use; Specify: _____
 e. Apartment Building

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 occupied by owner or "family member."
 To be rented to someone Other than "family member."
 See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. 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:

11. SALE PRICE: \$ 1,120,890.00

12. DATE OF SALE (Numeric Digits): 03 / 07
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 1,120,890.00

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price)
 b. Exchange 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

15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes _____ No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND
 briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: _____

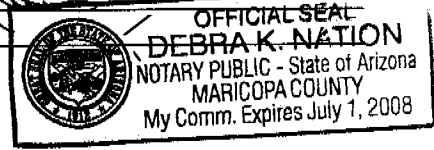
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Acacia Credit Fund 9-A, L.L.C.
201 E. Washington, Ste. 1760, Phoenix, AZ 85004-2428
 Phone () - _____

18. LEGAL DESCRIPTION (attach copy if necessary):
Lots 5 thru 9, 110 thru 128, & 141 thru 146, Parcel E - Skyline Ranch Phase Two - Cabinet E, Slide 114 - Pinal County, Arizona

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.

SEE ATTACHED SIGNATURE BLOCK
 Signature of Seller/Agent _____
 State of Arizona, County of _____
 Subscribed and sworn to before me this _____ day of _____, 20____
 Notary Public _____
 Notary Expiration Date _____

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 28 day of Feb, 2007
 Notary Public Debra K. Nation
 Notary Expiration Date 7-1-08



Signature Block
Affidavit of Property Value
Skyline Ranch

EXECUTED this 28th day of February 2007.

ACACIA CREDIT FUND 9-A L.L.C., a Delaware limited liability company

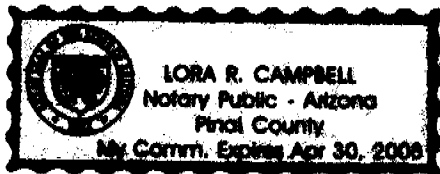
By: Fund 9-A Management Company L.L.C., a Delaware limited liability company its Managing Member

By: Acacia Capital Corporation, a California corporation, its Managing Member

By: Steven S. Benson
Steven S. Benson
Executive Vice President

STATE OF ARIZONA)
)
County of Pinal)

The foregoing instrument was acknowledged before me this 28th day of Feb., 2007, by Steven S. Benson, the Executive Vice President of Acacia Capital Corporation, a California corporation, in its capacity as Managing Member of Fund 9-A Management Company L.L.C., a Delaware limited liability company, the Managing Member of ACACIA CREDIT FUND 9-A L.L.C., a Delaware limited liability company, for and on behalf thereof.



Lora R. Campbell
Notary Public

My Commission Expires: April 30, 2008

PARCEL NUMBERS:

210-08-6370

210-08-6380

210-08-6390

210-08-6400

210-08-7410

210-08-7420

210-08-7430

210-08-7440

210-08-7450

210-08-7460

210-08-7470

210-08-7480

210-08-7490

210-08-7500

210-08-7510

210-08-7520

210-08-7530

210-08-7540

210-08-7550

210-08-7560

210-08-7570

210-08-7580

210-08-7590

210-08-7720

210-08-7730

210-08-7740

210-08-7750

210-08-7760

210-08-7770

OFFICE