

RECORDING REQUESTED BY
Magnus Title Agency
AND WHEN RECORDED MAIL TO:

AZCAN RPG, LLC
314 W EARLL DR
SUITE 201
PHOENIX, AZ 85013

ESCROW NO.: 02-04008551-737 - DCP



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE**

DATE/TIME: 12/15/2009 905
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2009-129335



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, the undersigned Cowest Lending, LLC, An Arizona Limited Liability Company, do/does hereby convey to AZCAN RPG, LLC, the following real property situated in Pinal County, ARIZONA:
Lot 305, of WAYNE RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 38.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens covenants, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated December 8, 2009

ACCEPTED AND APPROVED:

SELLER:

Cowest Lending, LLC, An Arizona Limited
Liability Company

BY: Rod Cohodas, Managing Member

SPWARRANT

State of ARIZONA }ss:

County of Maricopa

On 12-9-09, before

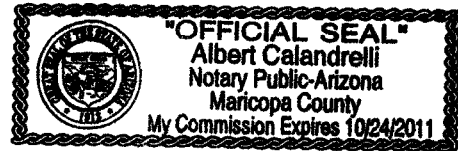
me, The Undersigned,
a Notary Public in and for said County and State,
personally appeared Cowest Lending, LLC, An Arizona
Limited Liability Company By: Rod Cohodas,
Managing Member

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.

Signature Albert Calandrelli

FOR NOTARY SEAL OR STAMP



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 109-26-30506
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? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____
(2) _____ (4) _____

9.

COUNTY OF RECORDATION: FINAL
FEE NO: 2009-129335
RECORD DATE: 12/15/2009

Validation Codes:

(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

Cowest Lending, LLC
6702 E Monterosa St
Scottsdale, AZ 85251

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

AZCAN RPG, LLC
314 W Earll Dr
Phoenix, AZ 85013

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1172 E Elm Rd, Queen Creek, AZ 85240

5. MAIL TAX BILL TO:

AZCAN RPG, LLC
314 W Earll Drive Suite 201
Phoenix AZ 85013

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: 0

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini Storage Properties, etc.

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 Maricopa

Subscribed and sworn to before me this 14 day of Dec, 2009

Notary Public

Notary Expiration Date 7/31/2013

Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 14 day of Dec, 2009

Notary Public

Notary Expiration Date _____

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: \$ 103,845.00

12. DATE OF SALE (Numeric Digits): December / 2009
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 103845.00

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
f. ☐ Other financing; Specify: _____

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):

Magnus Title Agency
6991 E Camelback Rd, Ste C100 Scottsdale, AZ 85251
Phone (480) 682-0200 Fax: (480) 385-6862

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot(s) 305 of Wayne Ranch, Cabinet E, Slide 38



C. BARTZ
Notary Public—Arizona
Maricopa County
Expires 07/31/2013



DANIELLE FEHSENFELD
Notary Public—Arizona
Maricopa County
Expires on 07/31/2013

Exhibit A

Lot 305, of WAYNE RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 38.

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