

First American Title



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

WHEN RECORDED RETURN TO:

Lisker, Page & Gibson, PLLC
2355 East Camelback Road, Suite 615
Phoenix, Arizona 85016
Attn: Jim Gibson, Esq.

DATE/TIME: 12/24/2009 1522

FEE: \$15.00

PAGES: 4

FEE NUMBER: 2009-133323

2/6 422052

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PULTE HOME CORPORATION**, a Michigan corporation ("**Grantor**") hereby grants, sells and conveys to **SWVP PTE LLC**, an Arizona limited liability company ("**Grantee**"), the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, (the "**Property**"):

See Exhibit "A" attached hereto,

SUBJECT TO: current taxes; assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements, encumbrances, liens, and declarations or other matters of record or to which reference is made in the public record; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

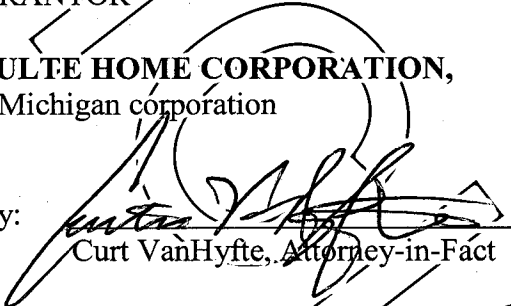
THE GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of the Grantor and no other, subject to the matters set forth above.

DATED as of the 24th day of December, 2009.

GRANTOR

PULTE HOME CORPORATION,
a Michigan corporation

By:


Curt VanHyfte, Attorney-in-Fact

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 24th day of December, 2009, by Curt VanHyfte, the Attorney-in-Fact, for **PULTE HOME CORPORATION**, a Michigan corporation, on behalf thereof.

Cheryl A. Gillispie
Notary Public

My Commission Expires:



CHERYL A. GILLISPIE
Notary Public - Arizona
Maricopa County
Expires 12/31/09

CONFIDENTIAL

EXHIBIT A

MERRILL RANCH

Legal Description

A parcel of land lying within the West half of Section 25 and the Southwest Quarter of Section 24, Township 4 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows;

Beginning the at the Southwest Corner of said Section 25 (found 3" aluminum cap LS 34554), from which the South Quarter Corner of said Section 25 (set 5/8" rebar with aluminum cap LS 21065) bears North 88 degrees 53 minutes 51 seconds East (basis of bearing), a distance of 2617.42 feet, said point being the POINT OF BEGINNING;

Thence along the West line of Southwest Quarter of said Section 25, North 00 degrees 16 minutes 22 seconds West, 1,402.85 feet to a 1/2" rebar with plastic cap LS 21065 (set);

Thence, departing from said West line, North 89 degrees 43 minutes 38 seconds East, 917.10 feet to a 1/2" rebar with plastic cap LS 21065 (set);

Thence North 00 degrees 16 minutes 22 seconds West, 1,238.00 feet to a 1/2" rebar with plastic cap LS 21065 (set);

Thence, to the West Quarter Corner of said Section 25, South 89 degrees 43 minutes 39 seconds West, 917.10 feet, to a 1" iron pipe filled with concrete (found);

Thence, along the West line of the Northwest Quarter of said Section 25, North 00 degrees 17 minutes 53 seconds West, 2,639.34 feet, to a 5/8" rebar with aluminum cap LS 21065 (set) marking the Northwest Corner of said Section 25;

Thence, along the West line of the Southwest Quarter of said Section 24, North 00 degrees 22 minutes 08 seconds West, 47.34 feet, to a 1/2" rebar with plastic cap LS 21065 (set) marking the South Right of Way line of Merrill Ranch Parkway Phase 3 recorded as 2009-115026, Pinal County Records;

Thence, along said South Right of Way line, North 85 degrees 40 minutes 51 seconds East, 496.24 feet, to a 1/2" rebar with plastic cap LS 43021 (found);

Thence, departing said South Right of Way line and along the West line of that parcel of land described in a Special Warranty Deed recorded as 2007-022748, Pinal County Records, South 17 degrees 40 minutes 02 seconds East, 971.49 feet, to a 1/2" rebar with plastic cap LS 43021 (found);

Thence, along the South line of said Parcel, North 89 degrees 44 minutes 14 seconds East, 633.06 feet, to a 1/2" rebar with plastic cap LS 43021 (found) marking the West Right of Way line of Hunt Highway recorded in Cabinet G, Slide 141, Pinal County Records;

Thence, along said West Right of Way line, South 04 degrees 19 minutes 09 seconds East, 3,180.31 feet to a 1/2" rebar with plastic cap LS 21065 (set) marking a point of curvature on the proposed West Right of Way line of Hunt Highway Phase 3 South (not recorded);

Thence, along said West Right of Way line, southerly, an arc distance of 387.96 feet along a curve to the left having a radius of 1,255.36 feet and a central angle of 17 degrees 42 minutes 25 seconds, to a 1/2" rebar with plastic cap LS 21065 (set);

Thence, departing from said West line, South 88 degrees 51 minutes 22 seconds West, 559.33 feet, to a 1/2" rebar with plastic cap LS 27233 (found);

Thence South 00 degrees 13 minutes 09 seconds East, 860.91 feet, to a 1/2" rebar with plastic cap LS 21065 (set) marking a point on the South line of the Southwest Quarter of said Section 25;

Thence, along said the South line, South 88 degrees 53 minutes 51 seconds West, 1,167.97 feet to the POINT OF BEGINNING.

EXCEPT:

A parcel of land lying within the Southwest Quarter of Section 25, Township 4 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows;

Commencing at the Southwest corner of said Section 25;

Thence, along the West line of the Southwest Quarter of said Section 25, North 00 degrees 16 minutes 22 seconds West, 2,400.94 feet to a point from which the West Quarter Corner lies North 00 degrees 16 minutes 22 seconds West, 239.91 feet;

Thence, departing said West line, North 89 degrees 43 minutes 38 seconds East, 1,350.52 feet to a PK nail with brass tag LS 21065 (set in block wall), said PK nail being the POINT OF BEGINNING;

Thence North 03 degrees 43 minutes 57 seconds West, 220.23 feet, to a PK nail with brass tag LS 21065 (set in block wall);

Thence North 88 degrees 51 minutes 51 seconds East, 200.21 feet, to a 1/2" rebar with plastic cap LS 43021 (found);

Thence South 03 degrees 43 minutes 57 seconds East, 220.23 feet, to a 1/2" rebar with plastic cap LS 43021 (found);

Thence South 88 degrees 51 minutes 51 seconds West, 200.21 feet to the POINT OF BEGINNING.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 211 02 001Y
 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? 0
 Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Pulte Home Corporation
16767 N. Perimeter Drive, Suite 100
Scottsdale, AZ 85260

3. (a) BUYER'S NAME AND ADDRESS:
SWVP PTE LLC
12790 El Camino Real, Suite 150
San Diego, CA 92130
 (b) Are the Buyer and Seller related: Yes No
 If yes, state relationship: _____

4. ADDRESS OF PROPERTY:
Vacant Land
Pinal County, AZ

5. MAIL TAX BILL TO:
SWVP PTE LLC
12790 El Camino Real, Suite 150
San Diego, CA 92130

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**
 a. Vacant Land
 b. Single Family Residence
 c. Condo or Townhouse
 d. 2-4 Plex
 e. Apartment Building
 f. Commercial or Industrial Use
 g. Agricultural
 h. Mobile or Manufactured Home
 i. Other Use, Specify: _____

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.

9. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**
 (a) County of Recordation: **PINAL COUNTY**
 (b) Docket & Page Number:
 (c) Date of Recording: **DATE/TIME: 12/24/2009 1522**
 (d) Fee / Recording Number: **FEE NUMBER: 2009-133323**
Validation Codes:
 (e) ASSESSOR: _____ (f) DOR: _____
ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. Warranty Deed
 b. Special Warranty Deed
 c. Joint Tenancy Deed
 d. Contract or Agreement
 e. Quit Claim Deed
 f. Other

11. SALE PRICE: 1,450,000. **00**
 12. DATE OF SALE (Numeric Digits): 12/09
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 1,450,000. **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:
 \$ 0 **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):
First American Title Insurance Company National Commercial
2425 E Camelback Road, Suite 300
Phoenix, AZ 85016
NCS-423748-PHX1 (cap) / Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Exhibit "A" Attached

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: [Signature]
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 24th day of December, 2009
 Notary Public: [Signature]
 Notary Expiration Date: 8-1-2013

Signature of Buyer/Agent: [Signature]
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 24th day of December, 2009
 Notary Public: [Signature]
 Notary Expiration Date: 8-1-2013

Reproduction by First American Title Insurance 05/2003



EXHIBIT A

MERRILL RANCH

Legal Description

A parcel of land lying within the West half of Section 25 and the Southwest Quarter of Section 24, Township 4 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows;

Beginning the at the Southwest Corner of said Section 25 (found 3" aluminum cap LS 34554), from which the South Quarter Corner of said Section 25 (set 5/8" rebar with aluminum cap LS 21065) bears North 88 degrees 53 minutes 51 seconds East (basis of bearing), a distance of 2617.42 feet, said point being the POINT OF BEGINNING;

Thence along the West line of Southwest Quarter of said Section 25, North 00 degrees 16 minutes 22 seconds West, 1,402.85 feet to a 1/2" rebar with plastic cap LS 21065 (set);

Thence, departing from said West line, North 89 degrees 43 minutes 38 seconds East, 917.10 feet to a 1/2" rebar with plastic cap LS 21065 (set);

Thence North 00 degrees 16 minutes 22 seconds West, 1,238.00 feet to a 1/2" rebar with plastic cap LS 21065 (set);

Thence, to the West Quarter Corner of said Section 25, South 89 degrees 43 minutes 39 seconds West, 917.10 feet, to a 1" iron pipe filled with concrete (found);

Thence, along the West line of the Northwest Quarter of said Section 25, North 00 degrees 17 minutes 53 seconds West, 2,639.34 feet, to a 5/8" rebar with aluminum cap LS 21065 (set) marking the Northwest Corner of said Section 25;

Thence, along the West line of the Southwest Quarter of said Section 24, North 00 degrees 22 minutes 08 seconds West, 47.34 feet, to a 1/2" rebar with plastic cap LS 21065 (set) marking the South Right of Way line of Merrill Ranch Parkway Phase 3 recorded as 2009-115026, Pinal County Records;

Thence, along said South Right of Way line, North 85 degrees 40 minutes 51 seconds East, 496.24 feet, to a 1/2" rebar with plastic cap LS 43021 (found);

Thence, departing said South Right of Way line and along the West line of that parcel of land described in a Special Warranty Deed recorded as 2007-022748, Pinal County Records, South 17 degrees 40 minutes 02 seconds East, 971.49 feet, to a 1/2" rebar with plastic cap LS 43021 (found);

Thence, along the South line of said Parcel, North 89 degrees 44 minutes 14 seconds East, 633.06 feet, to a 1/2" rebar with plastic cap LS 43021 (found) marking the West Right of Way line of Hunt Highway recorded in Cabinet G, Slide 141, Pinal County Records;

Thence, along said West Right of Way line, South 04 degrees 19 minutes 09 seconds East, 3,180.31 feet to a 1/2" rebar with plastic cap LS 21065 (set) marking a point of curvature on the proposed West Right of Way line of Hunt Highway Phase 3 South (not recorded);

Thence, along said West Right of Way line, southerly, an arc distance of 387.96 feet along a curve to the left having a radius of 1,255.36 feet and a central angle of 17 degrees 42 minutes 25 seconds, to a 1/2" rebar with plastic cap LS 21065 (set);

Thence, departing from said West line, South 88 degrees 51 minutes 22 seconds West, 559.33 feet, to a 1/2" rebar with plastic cap LS 27233 (found);

Thence South 00 degrees 13 minutes 09 seconds East, 860.91 feet, to a 1/2" rebar with plastic cap LS 21065 (set) marking a point on the South line of the Southwest Quarter of said Section 25;

Thence, along said the South line, South 88 degrees 53 minutes 51 seconds West, 1,167.97 feet to the POINT OF BEGINNING.

EXCEPT:

A parcel of land lying within the Southwest Quarter of Section 25, Township 4 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows;

Commencing at the Southwest corner of said Section 25;

Thence, along the West line of the Southwest Quarter of said Section 25, North 00 degrees 16 minutes 22 seconds West, 2,400.94 feet to a point from which the West Quarter Corner lies North 00 degrees 16 minutes 22 seconds West, 239.91 feet;

Thence, departing said West line, North 89 degrees 43 minutes 38 seconds East, 1,350.52 feet to a PK nail with brass tag LS 21065 (set in block wall), said PK nail being the POINT OF BEGINNING;

Thence North 03 degrees 43 minutes 57 seconds West, 220.23 feet, to a PK nail with brass tag LS 21065 (set in block wall);

Thence North 88 degrees 51 minutes 51 seconds East, 200.21 feet, to a 1/2" rebar with plastic cap LS 43021 (found);

Thence South 03 degrees 43 minutes 57 seconds East, 220.23 feet, to a 1/2" rebar with plastic cap LS 43021 (found);

Thence South 88 degrees 51 minutes 51 seconds West, 200.21 feet to the POINT OF BEGINNING.