



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

FIRST AMERICAN TITLE

WHEN RECORDED, RETURN TO:

David W. Kreutzberg, Esq.
Squire, Sanders & Dempsey L.L.P.
40 North Central Avenue, Suite 2700
Phoenix, Arizona 85004

DATE/TIME: 12/30/2009 1215
FEE: \$15.00
PAGES: 2
FEE NUMBER: 2009-134682

0349

SPECIAL WARRANTY DEED

For consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **EAST PHOENIX INVESTORS #27, LLC**, a Delaware limited liability company ("**Grantor**") does hereby convey to **PINNACLE RIDGE HOLDINGS, LLC**, an Arizona limited liability company, that real property described on the attached Exhibit A which is incorporated hereby this reference (the "**Property**").

Subject to taxes and assessments, reservations and all easements, rights-of-way, covenants, conditions, restrictions, liens and encumbrances of record or that would be shown by an accurate survey, Grantor does warrant and agree to defend the title against its acts and none other.

Dated December 29, 2009.

EAST PHOENIX INVESTORS #27, LLC, a
Delaware limited liability company

By: _____

Jeff Blandford

Its: Sole Member

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 29 day of December, 2009, by Jeff Blandford as the Sole Member of EAST PHOENIX INVESTORS #27, LLC, a Delaware limited liability company, for and on behalf of said company.



Lori Anderson
Notary Public

My Commission Expires:

06-04-10

EXHIBIT A

Legal Description

Lots 3, 6, 8, 9, 66, 70, 72, 76, 131, 134, 135, 138, 141, 142, 143 and 144, SAN TAN HEIGHTS PARCEL A-7, according to Cabinet E, Slide 121, records of Pinal County, Arizona.

Together with all buildings, improvements and fixtures thereon.

PHOENIX/512434.1

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 509 95 648
 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? 15
 Please list the additional parcels below (no more than four):
 (1) 509-95-645 (3) 509-95-651
 (2) 509-95-650 (4) 509-95-714

9. FOR OFFICIAL USE ONLY: *Buyer and Seller leave blank*
 (a) County of Recordation: PINAL COUNTY
 (b) Docket & Page Number: DATE/TIME: 12/30/2009 1215
 (c) Date of Recording: FEE NUMBER: 2009-134682
 (d) Fee / Recording Number:
 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:
East Phoenix Investors #27, LLC
c/o Corporation Trust Co.
1209 Orange Street, Wilmington, DE 19801

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: _____

3. (a) BUYER'S NAME AND ADDRESS:
Pinnacle Ridge Holdings, LLC
3321 E. Baseline Road, Gilbert, Arizona 85234
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: **Common ownership**

11. SALE PRICE: \$ **201,213** **00**

12. DATE OF SALE (Numeric Digits): **12/09**
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT \$ **201,213** **00**

4. ADDRESS OF PROPERTY:
Vacant lots; Hunt Highway & Thompson Road area

14. METHOD OF FINANCING:
 a. (Cash (100% of Sale Price)) e. New loan(s) from financial institution:
 b. Exchange or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 d. Seller Loan (Carryback) (3) FHA
 f. Other financing; Specify: _____

5. MAIL TAX BILL TO:
Buyer

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

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: _____

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."

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: **N/A**

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
David W. Kreutzberg, Esq.
Squire Sanders & Dempsey, LLP, 40 N. Central Avenue, Suite 2700
Phoenix, Arizona 85004, PHONE: (602) 528-4062

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

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT A ATTACHED HERETO

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]* Sole Member
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 29 day of December 2009
 Notary Public: *[Signature]* NOTARY PUBLIC STATE OF ARIZONA
 Notary Expiration Date: 01/01/10
 My Comm. Expires 01/01/10

Signature of Buyer/Agent: *[Signature]* Manager and Member
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 29 day of December 2009
 Notary Public: *[Signature]* NOTARY PUBLIC STATE OF ARIZONA
 Notary Expiration Date: 01/01/10
 My Comm. Expires 01/01/10

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NOFFICE