



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

**RECORDING REQUESTED BY  
Magnus Title Agency  
AND WHEN RECORDED MAIL TO:  
MOHAMMAD ALI BANAIE  
KASHANI  
PO BOX 3527  
WEST WENDOVER, NV 89883**

DATE/TIME: 01/05/2010 1136  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2010-000652



ESCROW NO.: 02-04008537-737 - DCP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, the undersigned **CL Holdings I, LLC, An Arizona Limited Liability Company**, do/does hereby convey to **Mohammad Ali Banaie Kashani, An Unmarried Man**, the following real property situated in Pinal County, ARIZONA:

Lot 2, of FINAL PLAT OF PARCEL 3, AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 181.

**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.

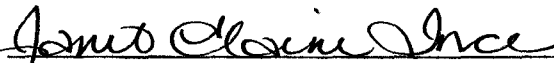
And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated December 28, 2009

ACCEPTED AND APPROVED:

**SELLER:**

CL Holdings I, LLC, An Arizona Limited Liability Company

  
By: Janet Elaine Ince, as Representative of Fedelta Partners, LLC, Manager

SPWARRANT

State of ARIZONA }ss:

County of Maricopa

On December 29, 2009, before me, The Undersigned

FOR NOTARY SEAL OR STAMP

a Notary Public in and for said County and State, personally appeared CL Holdings I, LLC, An Arizona Limited Liability Company By: Janet Elaine Ince, as Representative of Fedelta Partners, LLC Manager

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

*Danielle Fehsenfeld*



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

CL Holdings I, LLC

AFFIDAVIT OF PROPERTY

I. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-22-002
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes [ ] No [x]

How many parcels, other than the Primary Parcel, are included in this sale?

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

- (1) (2) (3) (4)

COUNTY OF RECORDATION: PINAL
FEE NO: 2010-000652
RECORD DATE: 01/05/2010

(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

CL Holdings I, LLC
3219 E Camelback
Phoenix, AZ 85018

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

Mohammad Ali Banaie Kashani
PO BOX 3527
WEST WENDOVER, NV 89883

(b) Are the Buyer and Seller related? Yes [ ] No [x]

4. ADDRESS OF PROPERTY:

43720 W Rio Lobo, Maricopa, AZ 85138

5. MAIL TAX BILL TO:

Mohammad Ali Banaie Kashani
43720 W Rio Lobo, Maricopa, AZ 85138

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. [ ] Vacant Land b. [x] 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:

[x] 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 CL Holdings I, LLC

State of Arizona, County of Maricopa
Subscribed and sworn to before me this 29 day of Dec 2009

Notary Public Danielle Fehsenfled
Notary Expiration Date

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. [x] Warranty Deed b. [ ] Special Warranty Deed
c. [ ] Joint Tenancy Deed d. [ ] Contract or Agreement
e. [ ] Quit Claim Deed f. [ ] Other:

11. SALE PRICE: \$ 103,000.00

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

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 3,000.00

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. [x] New loan(s) from financial institution:
(1) [x] 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 [x]

(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) 2, of Rancho El-Dorado Parcel 3, Map Book - C, Map Page 181

Signature of Buyer/Agent

State of Arizona, County of Maricopa
Subscribed and sworn to before me this 29 day of Dec 2009

Notary Public C Bartz
Notary Expiration Date 7/31/2013



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



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