

THOMAS TITLE & ESCROW



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 01/29/2010 1447
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2010-008833



WHEN RECORDED
MAIL TO:

RE Magma, LLC
Jahm Najafi
2525 E. Camelback Rd. Ste. 850
Phoenix, Arizona 85016

092785

2 OF 3

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
First American Title Insurance Company, a California corporation, as Trustee
under Trust No. 9289, only and not otherwise, as to Parcel No. 2 and First
American Title Insurance Company, a California corporation, as Trustee under
Trust No. 9268, only and not otherwise, as to Parcel No. 1, Grantors
do hereby convey to
First American Title Insurance Company, a California corporation, as Trustee
under Trust No. 9292, only and not otherwise, Grantee.

the following described property situated in the County of Pinal, State of Arizona,
together with all rights and privileges appurtenant thereto, to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights
of way, encumbrances, liens, covenants, conditions, 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 this 22nd day of January, 2010.

The disclosure of trust beneficiary Trust No. 9268 is recorded in Fee #2008-098278 and Fee
#2009-051187.

The disclosure of trust beneficiary Trust No. 9289 is recorded in Fee #2009-101229

Disclosure of Trust beneficiary Trust No. 9292:
RE MAGMA, LLC, a Delaware limited liability company
2525 E. Camelback Road, Suite 850
Phoenix, Arizona 85016

First American Title Insurance Company, a
California corporation, as Trustee under Trust No.
9268, only and not otherwise

BY: Rachel L. Turnipseed
Rachel L. Turnipseed
Its: Trust Officer

First American Title Insurance Company, a
California corporation, as Trustee under Trust No.
9289, only and not otherwise

BY: Rachel L. Turnipseed
Rachel L. Turnipseed
Its: Trust Officer

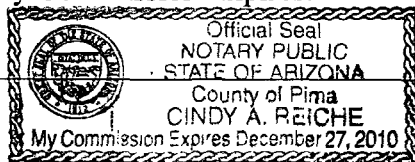
State of Arizona

County of Pima

On January 22, 2010, before me, the undersigned Notary Public, personally appeared Rachel L. Turnipseed, personally known to me (or proved to me on the basis of satisfactory evidenced) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that her signatures on this instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Cindy A. Reiche
Notary Public

My Commission Expires:



**EXHIBIT A
TO TRUST AGREEMENT(S)
AND ASSURANCES AGREEMENT(S)**

PARCEL NO. 1:

Lots 1 through 539, inclusive; Tracts 1A through 1H, inclusive; Tracts 1J through 1N, inclusive; Tracts 1P through 1Q, inclusive; and Parcel 1A of MAGMA RANCH II - UNIT 1, according to the Plat of Record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 192, a.k.a. Fee No. 2006-048729, constituting the real property known as MAGMA RANCH II- UNIT 1, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 192, less any portion thereof dedicated by virtue of the execution and recordation of said Plat.

PARCEL NO. 2:

Lots 1 through 281, inclusive, of MAGMA RANCH II - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 193, a.k.a. Fee No. 2006-048730.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 210-82-0010 2

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? 824

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

210-82-0020 1 210-82-0030 0

210-82-0040 9 210-82-0050 8

2. SELLER'S NAME AND ADDRESS:

First American Trust 9268, 9289
1880 E. River Rd. Ste. 120
Tucson, AZ 85718

3. BUYER'S NAME AND ADDRESS:

First American Trust 9292
1880 E. River Rd. Ste. 120
Tucson, AZ 85718

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

vacant land

5. MAIL TAX BILL TO:

RE Magma LLC
c/o Najafi Cos. 2525 E. Camelback Rd. Ste. 850
Phoenix, AZ 85016

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 second page 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
(b) FEE NO: 2010-008833
(c) RECORD DATE: 01/29/2010
(d)

Validati

(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 d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

11. SALE PRICE: \$4,250,000.00*

12. DATE OF SALE (Numeric Digits): 01 / 2010
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$4,250,000.00 **

14. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price)
b. ☐ Exchange or trade
c. ☒ Assumption of existing loan(s)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify:

15. PERSONAL PROPERTY (see second page 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: NA

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

THOMAS TITLE & ESCROW, LLC
14500 N. Northsight Blvd, Ste. 133, Scottsdale, AZ 85260
Phone (480) 222-1116

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof

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.

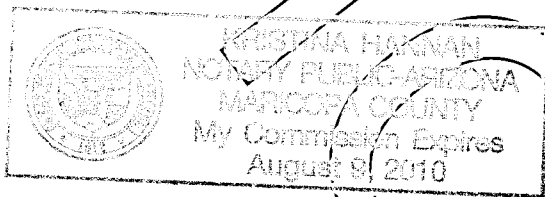
Signature of Seller/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 26 day of Jan 2010

Notary Public Kristina Hannan

Notary Expiration Date 8-9-10



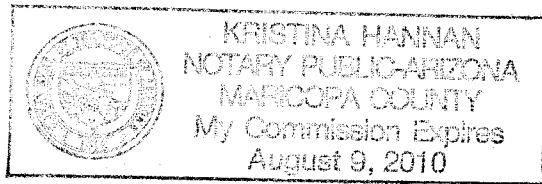
Signature of Buyer/Agent

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Subscribed and sworn to before me on this 26 day of Jan 2010

Notary Public Kristina Hannan

Notary Expiration Date 8-9-10



Attachment to Affidavit of Property Value from Trust 9268 and Trust 9289 to Trust 9292
Ranch II:

Number 11: *total consideration for this sale and the immediately recorded previous deed
is \$4,250,000.00.

Number 13: ** same as number 11

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