



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

WHEN RECORDED, RETURN TO:

George E. Kramer and Priscilla W. Kramer
60303 E. ARROYO GRANDE DRIVE
ORACLE, ARIZONA 85623

DATE/TIME: 02/25/2010 1520
FEE: \$17.00
PAGES: 6
FEE NUMBER: 2010-018004



Escrow No.: 4742004378-SE

SPECIAL WARRANTY DEED

For valuable consideration, ROBSON RANCH MOUNTAINS, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey to

George E. Kramer and Priscilla W. Kramer, HUSBAND AND WIFE

As grantees

See attached for Acceptance

("Grantee"), the real property located in Pinal County, Arizona, more particularly described as follows (the "Property"):

See Exhibit "A" for the legal description

SUBJECT TO: (a) current taxes, assessments, reservation in patents, all rights of way, easements, encumbrances, liens, obligations, liabilities, covenants, conditions, restrictions and all other matters as may appear in the records of Pinal County, Arizona; (b) all matters that would be disclosed by an inspection or an accurate ALTA/ACSM survey of the Property; (c) the reservation to Grantor, its successors and assigns of all water, oil, gas and minerals in, on or under the Property or that may be produced from the Property and all mineral rights relating to the Property; and (d) the matters set forth on Exhibit "B" and Exhibit "C" attached hereto and incorporated herein by this reference.

See Exhibit "B" for Grantee's acknowledgement regarding Home Builder's Limited Warranty.

See Exhibit "C" for Grantee's acknowledgement regarding the Recreational Amenities Fee.

Escrow No.: 4742004378-SE

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

George E. Kramer and Priscilla W. Kramer, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

That I am one of the Grantees named in that certain Special Warranty deed which is Dated January 14, 2009 and executed by Robson Ranch Mountains, as Grantor and George E. Kramer and Priscilla W. Kramer, husband and wife, as Grantee and which instrument concerns the following described property:

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

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

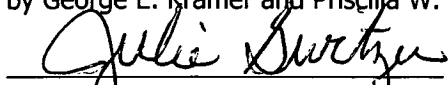
THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.


George E. Kramer

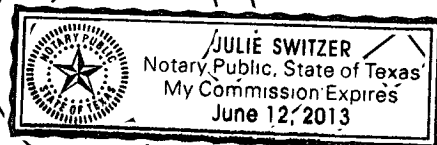

Priscilla W. Kramer

State of Texas
County of Tarrant

The foregoing instrument was acknowledged before me this 8th day of February, 2010
by George E. Kramer and Priscilla W. Kramer.


Notary Public

My commission expires: June 12, 2013




Grantor warrants title as against its own acts and none other, subject to the matters set forth above.

DATED: January 14, 2009

GRANTOR:


ROBSON RANCH MOUNTAINS, LLC,
a Delaware limited liability company

By: Arlington Property Management
Company, an Arizona corporation,
its Manager

By: 
Paula Robinson
Its: Controller

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25th day
of November 2009, by Paula Robinson as Controller of Arlington Property
Management Company, an Arizona corporation, on behalf of the corporation as Manager of
Robson Ranch Mountains, LLC, a Delaware limited liability company, on behalf of the
company.


Notary Public

My Commission expires: 02-29-2012



CHERYL CALVERT
Notary Public - Arizona
Maricopa County
Expires on 02/29/2012

EXHIBIT A

Lot 30, SADDLEBROOKE RANCH UNIT TWO, according to Cabinet G, Slide 40, and Affidavit of Correction recorded at Fee No. 2006-96527, records of Pinal County, Arizona.

EXCEPT all oil, gas, other hydrocarbon substances of a gaseous nature, coal, metals minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-42221.

Except all water, oil, gas, minerals and rights thereto.

EXHIBIT "B"

Grantee acknowledges that, in conjunction with Grantor's conveyance of the Property, Grantor is issuing a "Home Builder's Limited Warranty" to Grantee. The Home Builder's Limited Warranty is the only express warranty applicable to the purchase of the Property, and, to the extent permitted by applicable law, all other express or implied warranties have been, and hereby are, waived by Grantee. The Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date this deed is recorded, and shall remain in effect with respect to the Property for such nine (9) year period. Properly interested parties may obtain a copy of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to the address set forth below.

Robson Ranch Mountains, LLC
9532 East Riggs Road
Sun Lakes, Arizona 85248
Attn: Legal Department

Grantee:

George E. Kramer
George E. Kramer

Priscilla W. Kramer
Priscilla W. Kramer

State of Texas

County of Tarrant

Acknowledged before me on this 8th day of February, 2010, by
George E. Kramer and Priscilla W. Kramer

Julie Switzer
Notary Public

My Commission expires: June 12, 2013

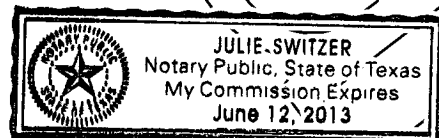


EXHIBIT "C"

RECREATIONAL AMENITIES FEE ACKNOWLEDGEMENT

1.

In addition to the foregoing, the subject property is being conveyed subject to the obligation of the property owner to pay a recreational amenities fee (the "Amenities Fee") of \$25 per month, as increased based on increases in the CPI as set forth below, to the SaddleBrooke Ranch Homeowners Association, Inc., an Arizona nonprofit corporation (the "Association"), until the date that is 40 years from the date this deed is recorded.

2.

The Amenities Fee shall be adjusted upward as of January 1 of each year (the "Adjustment Date"), commencing January 1, 2009, to reflect changes in the Consumer Price Index for All Urban Consumers --U.S. Cities Average--All Items (the "CPI") published by the United States Department of Labor, Bureau of Labor Statistics (1982-1984=100) for October, 2007 (the "Base Index") and for October of the year immediately prior to the adjustment. Notwithstanding the foregoing, in no event shall the Amenities Fee be decreased on any Adjustment Date. If at any time the CPI is no longer published or its manner of calculation is materially changed, Robson Ranch Mountains, LLC, a Delaware limited liability company ("RRM"), may substitute such substitute index, reconciled to October, 2007, as reasonably reflects changes in the purchasing power of the dollar.

3.

If at any time (a) the Association is dissolved, or (b) the Association's obligation to pay RRM a monthly fee in consideration for the conveyance of certain recreational amenities terminates for any reason, the Amenities Fee referenced above shall be paid directly to RRM (or to such other entity as RRM may designate from time to time), by the property owner.

ACCEPTED AND APPROVED BY:

George E. Kramer
George E. Kramer

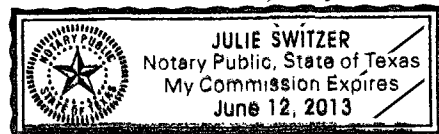
Priscilla W. Kramer
Priscilla W. Kramer
State of Texas

County of Tarrant

Acknowledged before me on this 8th day of February
George E. Kramer and Priscilla W. Kramer

My Commission Expires: June 12, 2013

Julie Switzer
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 305 - 14 - 10003 -
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. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

COUNTY OF RECORDATION: FINAL

FEE NO: 2010-018004

Va RECORD DATE: 02/25/2010

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____

Use code:

Full Cash Value:

2. SELLER'S NAME AND ADDRESS:

ROBSON RANCH MOUNTAINS, LLC

9532 E. Riggs Road

Sun Lakes AZ 85248

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

GEORGE E. KRAMER, PRISCILLA W. KRAMER

417 Mustang Drive

Irving TX 75063

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY: 60305 E. Arroyo Grande Drive, Oracle, Arizona 85623

5. MAIL TAX BILL TO:

GEORGE E. KRAMER, PRISCILLA W. KRAMER

60305 E. ARROYO GRANDE DRIVE

ORACLE, AZ 85623

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:

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 AZ, County of Maricopa

Subscribed and sworn to before me on this 24 day of Nov 2009

Notary Public

Notary Expiration Date

02-29-2010



CHERYL CALVERT

Notary Public—Arizona

Maricopa County

Expires on 02/29/2012

Signature of Buyer/Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

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 \$392,217.84

00

12. DATE OF SALE (Numeric Digits): 11 / 09
Month Year

(For example: 03/05 for March 2005)

13. DOWN PAYMENT: \$78,517.84

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):

BUYER AND SELLER AS SHOWN ABOVE

Phone () _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Signed in Counterpart

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 305 - 14 - 10003 -
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) _____

2. SELLER'S NAME AND ADDRESS:

Robson Ranch Mountains, LLC
9532 E. Riggs Road
Sun Lakes AZ 85248

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

GEORGE E. KRAMER, PRISCILLA W. KRAMER
417 Mustang Drive
Irving TX 75063

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

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5. MAIL TAX BILL TO:

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b. ☒ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
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8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels,
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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.

Signed in Counterpart
Signature of Seller/Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration
Date _____

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

(a) County of Recordation: Tarrant
(b) Docket & Page Number: _____
(c) Date of Recording: 02-25-10
(d) Fee/ Recording Number: 2010-018004

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

11. SALE PRICE \$ 392,217.84 **00**

12. DATE OF SALE (Numeric Digits): 10 / 09
Month Year

(For example: 03/05 for March 2005)

13. DOWN PAYMENT: \$ 78,517.84 **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: _____

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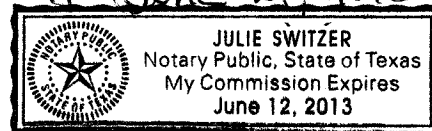
George E. Kramer (Priscilla W. Kramer)
Signature of Buyer/Agent

State of Texas, County of Tarrant

Subscribed and sworn to before me on this 8th day of Feb 20 10

Notary Public _____

Notary Expiration Date June 12, 2013



ORDER NO. : 4742004378-SE

EXHIBIT A

Lot 30, SADDLEBROOKE RANCH UNIT TWO, according to Cabinet G, Slide 40, and Affidavit of Correction recorded at Fee No. 2006-96527, records of Pinal County, Arizona.

EXCEPT all oil, gas, other hydrocarbon substances of a gaseous nature, coal, metals minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-42221.

Except all water, oil, gas, minerals and rights thereto.