

RECORDING REQUESTED BY  
Magnus Title Agency  
AND WHEN RECORDED MAIL TO:  
IRWD PROPERTIES, LLC  
ATTN: LARRY LESUEUR  
8606 E. OAK ST.  
MESA, AZ 85207



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

DATE/TIME: 04/12/2010 1559  
FEE: \$16.00  
PAGES: 1  
FEE NUMBER: 2010-034450



ESCROW NO.: 04009558 - 790 - MRS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**PINAL PV DEVELOPMENT, INC., An Arizona Corporation**

do/does hereby convey to

**IRWD PROPERTIES, LLC, a Utah Limited Liability Company**

the following real property situated in **Pinal County, ARIZONA:**

Unit 144, Building 18, of PINAL PROFESSIONAL VILLAGE, according to Declaration of Condominium recorded in Document No. 2008-013936, and plat recorded in Cabinet H, Slide 51, records of Pinal County, Arizona.

Together with an undivided interest in the common elements as set forth in said Declaration.

SUBJECT TO: Current taxes and other 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, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 7th day of April, 2010

#### GRANTOR:

PINAL PV DEVELOPMENT, INC., an Arizona corporation

Arch Ratliff  
By: Arch Ratliff Its: Chief Operating Officer

State of ARIZONA }ss:  
County of Maricopa

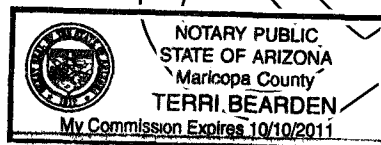
On April 7, 2010, before me, The Undersigned  
a Notary Public in and for said County and State, personally  
appeared Arch Ratliff, Chief Operating Officer of Pinal PV  
Development, Inc., an Arizona corporation

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 Terrri Bearden

FOR NOTARY SEAL OR STAMP



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 104-22-144-01  
 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:  
PINAL PV DEVELOPMENT, INC.  
2915 E. Baseline Rd., #115, Gilbert, AZ

3. (a) BUYER'S NAME AND ADDRESS:  
IRWD PROPERTIES, LLC  
8606 E. Oak St.  
Mesa, AZ 85207  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
Unit 144, Building 18, Pinal PV, Queen Creek, AZ -85140

5. MAIL TAX BILL TO:  
IRWD PROPERTIES, LLC  
8606 E. Oak St., Mesa, AZ 85207

6. PROPERTY TYPE (for Primary Parcel): (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  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 Arizona, County of Maricopa  
 Subscribed and sworn to before me this 2 day of Dec, 2010  
 Notary Public TERRI BEARDEN  
 Notary Expiration Date 10-10-11



9. FOR COUNTY OF RECORDATION: PINAL  
 (a) FEE NO: 2010-034450  
 (b) RECORD DATE: 04/12/2010  
 (c) \_\_\_\_\_  
 (d) Fee / Recording \_\_\_\_\_  
 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: \$ 355,233.00

12. DATE OF SALE (Numeric Digits): 03 / 2010  
 Month Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 271,169.00

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:

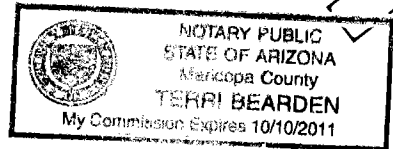
15. PERSONAL PROPERTY (see reverse side for definition):  
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes  No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ \_\_\_\_\_ 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
PINAL PV DEVELOPMENT, INC.  
2915 E. Baseline Rd., #115, Gilbert, AZ  
 Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary)  
**SEE ATTACHED "LEGAL DESCRIPTION"**

Signature of Buyer/Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 2 day of Dec, 2010  
 Notary Public TERRI BEARDEN  
 Notary Expiration Date 10-10-11



**LEGAL DESCRIPTION**

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