



DATE/TIME: 04/28/2010 1138  
FEE: \$15.00  
PAGES: 3  
FEE NUMBER: 2010-040105

When recorded return to:

David L. Lansky  
Mariscal Weeks McIntyre & Friedlander, P.A.  
2901 North Central Avenue, Suite 200  
Phoenix, Arizona 85012

1/1 NCS-430351

SPECIAL WARRANTY DEED

For valuable consideration, PINNACLE RIDGE HOLDINGS, LLC, an Arizona limited liability company ("Grantor"), hereby conveys to, WQC TORTOSA INVESTORS VI, L.L.C., a Delaware limited liability company ("Grantee"), the following real property situated in Pinal County, Arizona (the "Property"):

See Exhibit "A" attached hereto,

together with any improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges, and appurtenances pertaining to the Property to the extent of any right, title or interest therein held by Grantor, if any, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right of way, open or proposed, abutting or adjacent to the Property; any right, title or interest of Grantor in the strips, gaps or gores, if any, between the Property and abutting property; Grantor's right, title or interest in any water, water rights, oil, gas or other mineral interest in, on, under or above the Property, including water rights appurtenant to the Property pursuant to a certificate of grandfathered water rights, if any; and all rights and interests of Grantor to receive any condemnation awards from any condemnation proceedings pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO all taxes and other assessments, reservations in patents and all easements, rights-of-way, covenants, conditions, and restrictions of record and all other matters of record and all matters which would be disclosed by a current ALTA/ACSM survey of the Property.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of Grantor and no others, subject to the matters set forth above.

DATED this 21 day of April, 2010.

**PINNACLE RIDGE HOLDINGS, LLC**, an  
Arizona limited liability company

By: [Signature]  
Name: Jeff Blandford  
Its: Manager and Sole Member

STATE OF Arizona  
County of Maricopa ss.

On April 21, before-me, LORI ANDERSON, a  
Notary Public in and for said state, personally appeared JEFF BLANDFORD,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names are subscribed to the within instrument and acknowledged to me that they executed  
the same in their authorized capacities, and that by their signatures on the instrument, the  
persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]  
Notary Public in and for said State

Exhibit A to Special Warranty Deed

Legal Description

**Parcel 1:**

Lots 15, 21, 24, 28, 29, 31, 33, 37 through 43, inclusive, 47 through 56, inclusive, 59 through 62, inclusive, 68, 81, and 84 through 103, inclusive, TORTOSA - NW PARCEL 1, according to Cabinet E, Slide 91, and Certificate of Correction recorded in Fee No. 2005-012591 and Fee No. 2005-062194, records of Pinal County, Arizona.

**Parcel 2:**

Lots 6, 8, 9, 10, 12, 14, 21, 29, 31, 32, 35, 36, 37, 38, 42 through 46, 49, 50, 77 through 98, inclusive, 102 through 127, inclusive, 131, 133, 144 through 154, inclusive TORTOSA - NW PARCEL 8, according to Cabinet E, Slide 95, and Certificate of Correction recorded in Fee No. 2005-012594 and Fee No. 2005-062198, records of Pinal County, Arizona.

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):  
 Primary Parcel: 502-52-0150

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? 131  
 Please list the additional parcels below (no more than four):  
 (1) 502-52-0210      (3) 502-52-0280  
 (2) 502-52-0240      (4) 502-52-0290

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

(a) County of Recordation: PINAL COUNTY  
 (b) Docket & Page Number: \_\_\_\_\_  
 (c) Date of Recording: DATE/TIME: 04/28/2010 1138  
 (d) Fee / Recording Number: FEE NUMBER: 2010-040105

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:  
Pinnacle Ridge Holdings, LLC  
3321 East Baseline Road  
Gilbert, AZ 85234

3. (a) BUYER'S NAME AND ADDRESS:  
WQC Tortosa Investors VI, L.L.C.  
3040 North 44th St., Suite 4  
Phoenix, AZ 85018

(b) Are the Buyer and Seller related: Yes \_\_\_\_\_ No X  
 If yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
50 Lots, Tortosa NW Parcel 1, 82 lots, Tortosa NW Parcel 8  
Pinal County, AZ

5. MAIL TAX BILL TO:  
WQC Tortosa Investors VI, L.L.C.  
3040 North 44th St., Suite 4  
Phoenix, AZ 85018

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: Margar and Sale Member  
 State of ARIZONA County of MARICOPA  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public: Cathy L. Criner  
 My Comm. Expires June 4, 2010



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: 1,782,000.00      00  
 12. DATE OF SALE (Numeric Digits): 4/2010  
 Month      Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 1,782,000.00      00

14. METHOD OF FINANCING:      e.  New loan(s) from Financial institution:  
 a.  Cash (100% of Sale Price)      (1)  Conventional  
 b.  Exchange or trade      (2)  VA  
 c.  Assumption of existing loan(s)      (3)  FHA  
 d.  Seller Loan (Carryback)      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):  
First American Title Insurance Company National Commercial  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
NCS430351-PHX1 (sfh) Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):  
 See Exhibit "A" attached hereto.

Signature of Buyer/Agent: Deval But  
 State of ARIZONA County of MARICOPA  
 Subscribed and sworn to before me on this 28 day of April, 2010  
 Notary Public: Cathy L. Criner  
 Notary Expiration: 9/27/11  
 Reproduction by First American Title Insurance 05/2003



**EXHIBIT "A"**

**PARCEL NO. 1**

LOTS 15, 21, 24, 28, 29, 31, 33, LOTS 37 THROUGH 43 INCLUSIVE, LOTS 47 THROUGH 56 INCLUSIVE, LOTS 59 THROUGH 62 INCLUSIVE, LOTS 68, 81 AND LOTS 84 THROUGH 103 INCLUSIVE, OF TORTOSA - NW PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 91; CERTIFICATES OF CORRECTION RECORDED AS 2005-012591 OF OFFICIAL RECORDS AND RECORDED AS 2005-062194 OF OFFICIAL RECORDS.

**PARCEL NO. 2**

LOTS 6, 8, 9, 10, 12, 14, 21, 29, 31, 32, 35, 36, 37, 38, LOTS 42 THROUGH 46 INCLUSIVE, LOTS 49, 50, LOTS 77 THROUGH 98 INCLUSIVE, LOTS 102 THROUGH 127 INCLUSIVE, LOTS 131, 133 AND LOTS 144 THROUGH 154 INCLUSIVE OF TORTOSA-NW PARCEL 8, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, RECORDED IN CABINET E, SLIDE 95 AND CERTIFICATE OF CORRECTION RECORDED AS 2005-012594 OF OFFICIAL RECORDS AND RECORDED AS 2005-062198 OF OFFICIAL RECORDS.

TORTOSA