

MAGNUS TITLE AGENCY

RECORDING REQUESTED BY
Magnus Title Agency
AND WHEN RECORDED MAIL TO:

AZCAN RPG, LLC
10645 N TATUM BLVD
SUITE 200-445
PHOENIX, AZ 85028

ESCROW NO.: 02-04011026--737 - DCP



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 06/25/2010 1303
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2010-060077



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, the undersigned **Arizona Wholesale Property Connection, LLC, An Arizona Limited Liability Company**, do/does hereby convey to **AZCAN RPG, LLC, An Arizona Limited Liability Company**, the following real property situated in **Pinal County, ARIZONA**:

See Exhibit A attached hereto and made a part hereof.

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.

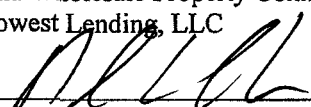
And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated **June 23, 2010**

ACCEPTED AND APPROVED:

SELLER:

Arizona Wholesale Property Connection, LLC
by: Cowest Lending, LLC


by: Rod Cohodas, Manager

SPWARRANT

Escrow No.: 02-02-04011026 - 737 - DCP

State of ARIZONA

}ss:

County of Pinal

On 6-29-11, before
me, The Undersigned

a Notary Public in and for said County and State,
personally appeared Arizona Wholesale Property
Connection, LLC, an Arizona Limited Liability
Company, by: Rod Cohodas, 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 Albert Calandrelli

FOR NOTARY SEAL OR STAMP

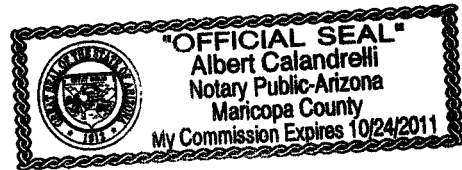


Exhibit A

Lot 600, MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125 and Affidavit of Correction recorded in Fee No. 2005-169424, records of Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved in Patent to said land.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 509-94-6000
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

Arizona Wholesale Property Connection, LLC
6702 E Monterosa St
Scottsdale, AZ 85251

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

AZCAN RPG, LLC
10645 N Tatum Blvd Ste 200-445
Phoenix, AZ 85028

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

4. ADDRESS OF PROPERTY:

1651 W Quick Draw Way, Queen Creek, AZ 85142

5. MAIL TAX BILL TO:

AZCAN RPG, LLC
10645 N Tatum Blvd Suite 200-445 Phoenix, AZ 85028

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.

9.

COUNTY OF RECORDATION: PINAL
FEE NO: 2010-060077
RECORD DATE: 06/25/2010

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: \$ 76,844.00

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

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 76,844.00

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):

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)
Morning Sun Farms Unit 3, Lot 600, Sec 01, Township 03S, Range 07E

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.

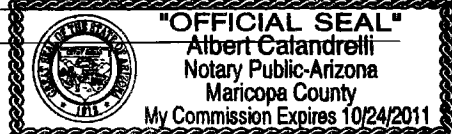
Signature of Seller/Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me this 24th day of JUNE, 2010

Notary Public

Notary Expiration Date 10-24-11



Signature of Buyer/Agent

State of Arizona, County of Pinal

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

Notary Public

Notary Expiration Date _____

SIGNED IN COUNTERPART

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

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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

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6702 E Monterosa St
Scottsdale, AZ 85251

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

AZCAN RPG, LLC
10645 N Tatum Blvd Ste 200-445
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(b) Are the Buyer and Seller related? Yes ☐ No ☒
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

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5. MAIL TAX BILL TO:

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10645 N Tatum Blvd Suite 200-445 Phoenix, AZ 85028

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

- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> 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:

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8. NUMBER OF UNITS: _____

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

- | | |
|--|---|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: _____ |

11. SALE PRICE: \$ 76,844.00

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

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 76,844.00

14. METHOD OF FINANCING:

- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Exchange or Trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | (3) <input type="checkbox"/> FHA |
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6991 E Camelback Rd, Ste C100 Scottsdale, AZ 85251
 Phone (480) 682-0200 Fax: (480) 385-6862

18. LEGAL DESCRIPTION (attach copy if necessary):
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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 Arizona, County of Pinal

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

Notary Public _____

Notary Expiration Date _____

Signature of Buyer/Agent _____

State of Arizona, County of Pinal

Subscribed and sworn to before me this _____ day of June, 2010

Notary Public _____

Notary Expiration Date 7-31-2013



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

Exhibit A

Lot 600, MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125 and Affidavit of Correction recorded in Fee No. 2005-169424, records of Pinal County, Arizona;

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