

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



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 07/28/2010 1440
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2010-070917



ESCROW NO.: 02-04011526 - 737 - DCP

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

Lot 82, PARCEL 14 AT CIRCLE CROSS RANCH, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 109.

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 July 20, 2010

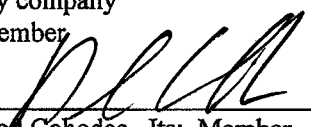
ACCEPTED AND APPROVED:

SELLER:

Arizona Wholesale Property Connection, LLC,
an Arizona limited liability company

By: Cowest Lending, LLC, an Arizona limited
liability company

Its: Member


By: Rod Cohodas Its: Member

SPWARANT

State of ARIZONA }ss:

County of Maricopa

On 7-22-10, before me, The Undersigned

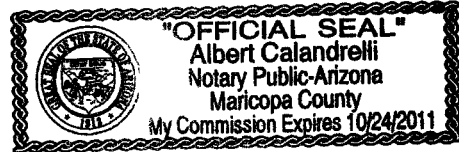
a Notary Public in and for said County and State, personally appeared Arizona Wholesale Property Connection, LLC, An Arizona Limited Liability Company By: Cowest-Lending, LLC An Arizona Limited Company its Member By: Rod Codohas, Member

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



ARIZONA

LEGAL DESCRIPTION

Lot 82, PARCEL 14 AT CIRCLE CROSS RANCH, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 109.

Circle Cross Ranch

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 210-80-791
 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. FC COUNTY OF RECORDATION: PINAL
 (a) FEE NO: 2010-070917
 (b) RECORD DATE: 07/28/2010
 (c) _____
 (d) _____
 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:
Arizona Wholesale Property Connection, LLC
6702 E Monterosa St, Scottsdale, AZ 85251

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:

3. (a) BUYER'S NAME AND ADDRESS:
AZCAN RPG, LLC
10645 N Tatum Blvd
Phoenix, AZ 85028
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

11. SALE PRICE: \$ 91,474.00
 12. DATE OF SALE (Numeric Digits): 07 / 2010
 Month Year
 (For example: 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:
1292 W. Matthews Dr., San Tan Valley, AZ 85143

13. DOWN PAYMENT: \$ 91,474.00
 14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Exchange or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 (3) FHA
 f. Other financing; Specify: _____
 d. Seller Loan (Carryback)

5. MAIL TAX BILL TO:
AZCAN RPG, LLC
10645 N Tatum Blvd, Phoenix, AZ 85028

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

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: _____

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."

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: _____
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Arizona Wholesale Property Connection, LLC
6702 E Monterosa St, Scottsdale, AZ 85251

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

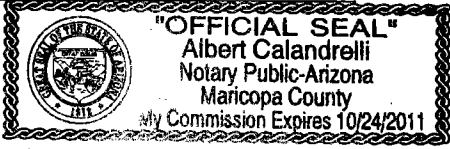
18. LEGAL DESCRIPTION (attach copy if necessary)
SEE ATTACHED "LEGAL DESCRIPTION"

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 ROD COHODAS
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 22nd day of JULY, 2010
 Notary Public Albert Calandrelli
 Notary Expiration Date 10-24-11

SIGNED IN COUNTERPART

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this _____ day of _____, 20____
 Notary Public _____
 Notary Expiration Date _____



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AZCAN RPG, LLC
10645 N Tatum Blvd
Phoenix, AZ 85028
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SIGNED IN COUNTERPART

Signature of Seller/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this _____ day of _____, 20____
 Notary Public _____
 Notary Expiration Date _____

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

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 28 day of July, 2010
 Notary Public Danielle Fehsenfeld
 Notary Expiration Date 7/31/2013



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

LEGAL DESCRIPTION

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