



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

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

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

DATE/TIME: 12/20/2010 0950

FEE: \$15.00

PAGES: 2

FEE NUMBER: 2010-116864



ESCROW NO.: 02-04013709 - 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, An Arizona Limited Liability Company**, the following real property situated in Pinal County, **ARIZONA**:

Lot 548, PECAN CREEK SOUTH UNIT 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 178.

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.

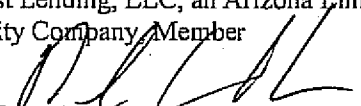
And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated December 16, 2010

ACCEPTED AND APPROVED:

SELLER:

Arizona Wholesale Property Connection, LLC,
An Arizona Limited Liability Company By:
Cowest Lending, LLC, an Arizona Limited
Liability Company Member


By: Rod Cohodas Its: Member

SPWARRANT

State of ARIZONA }ss:

County of Maricopa

On 12-16-10, before
me, The Undersigned

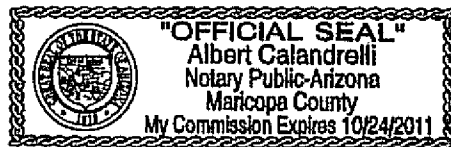
a Notary Public in and for said County and State,
personally appeared Arizona Wholesale Property
Connection, LLC, An Arizona Limited Liability
Company By: Cowest Lending, LLC, An Arizona
Limited Liability Company, Member By: Rod
Cohodas, Member

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



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 109-32-548
 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., #200-445
Phoenix AZ 85028

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

4. ADDRESS OF PROPERTY:

37979 N. Jonathan St., San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

AZCAN RPG, LLC
10645 N. Tatum Blvd. #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:

- ☐ 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:

0

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.

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 _____

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

(a) County of Recordation: _____
 (b) Docket & Page Number: PINAL COUNTY
 (c) Date of Recording: DATE/TIME: 12/20/2010 0950
 (d) Fee/Recording Number: FEE NUMBER: 2010-116864

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. <input checked="" type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input 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: \$ 81,265.00

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

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 81,265.00

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 |
| | f. <input type="checkbox"/> 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: N/A

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):

Lot(s) 548, of PECAN CREEK SOUTH UNIT 5, Cabinet G, Slide 178

Signature of Buyer/Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 17 day of December, 2010

Notary Public Danielle Fehsenfeld

Notary Expiration Date 1-31-2013



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

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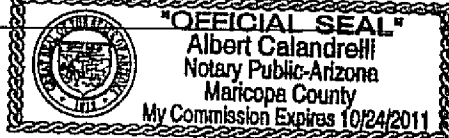
Signature of Seller/Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 16th day of DEC, 2010

Notary Public Albert Calandrelli

Notary Expiration Date 10-24-11



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

- (n) County of Recordation: _____
 (b) Docket & Page Number: _____
 (c) Date of Recording: _____
 (d) Fee/Recording Number: _____

Validation Codes:

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Notary Expiration Date _____