



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN LYTLE

RECORDING REQUESTED BY  
**OLD REPUBLIC TITLE AGENCY**

ORDER # 4729002095 JS

WHEN RECORDED MAIL TO

Harold Pomeroy and Aline Pomeroy  
5292 North Arrowhead Drive  
Eloy, AZ 85231

DATE/TIME 12/29/2010 0947

FEE \$16 00

PAGES 6

FEE NUMBER 2010 119830



1 of 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

For valuable consideration, SUN LAKES – CASA GRANDE DEVELOPMENT, LLC, a Delaware limited liability company ("Grantor") does hereby grant, sell and convey to Harold Pomeroy and Aline Pomeroy, husband and wife (whether one or more "Grantee"), the real property located in Pinal County, Arizona more particularly described as follows (the "Property")

\*\*\* See Exhibit A attached hereto and made a part hereof \*\*\*

SUBJECT TO (a) current taxes, assessments, reservations in patents, all rights of way, easements, encumbrances, liens, obligations, liabilities, covenants, conditions, restrictions and all other matters as may appear in the records of Pinal County, Arizona; (b) all matters that would be disclosed by an inspection or an accurate ALTA/ACSM survey of the Property; (c) the reservation to Grantor, its successors and assigns of all water, oil, gas and minerals in, on or under the Property or that may be produced from the Property and all mineral rights relating to the Property; and (d) the matters set forth on Exhibit B and Exhibit C attached hereto and incorporated herein by this reference.

See Exhibit B for Grantee's acknowledgement regarding Home Builder's Limited Warranty

See Exhibit C for Grantee's acknowledgement regarding the Recreational Amenities Fee

Grantor warrants title as against its own acts and none other subject to the matters set forth above

DATED December 9, 2010

**GRANTOR**

SUN LAKES – CASA GRANDE DEVELOPMENT LLC  
a Delaware limited liability company

By Arlington Property Management Company an  
Arizona corporation  
its Manager

By *Paula Robinson*  
Its *Controller*

STATE OF ARIZONA )

County of *Maricopa* ) ss

The foregoing instrument was acknowledged before me this *9th* day of *December*,  
20*10*, by *Paula Robinson*, as *Controller* of Arlington Property Management Company an  
Arizona corporation, on behalf of the corporation as Manager of Sun Lakes – Casa Grande LLC, a Delaware  
limited liability company on behalf of the company

*Cheryl Calvert*  
Notary Public

My Commission expires

*02 29 2012*



**CHERYL CALVERT**  
Notary Public—Arizona  
Maricopa County  
Expires on 02/29/2012

Escrow No 4729002095 JS

**ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

Harold Pomeroy and Aline Pomeroy, each being duly sworn upon oath for himself or herself and jointly, but not one for the other, deposes and says

That I am one of the Grantees named in that certain Special Warranty deed which is Dated December 09 2010 and executed by Sun Lakes Casa Grande Development, LLC a Delaware limited liability company as Grantor and Harold Pomeroy and Aline Pomeroy husband and wife as Grantee and which instrument concerns the following described property

See "Exhibit A" attached hereto and made a part hereof

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants In Common or as Joint Tenants, and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

Harold Pomeroy  
Harold Pomeroy

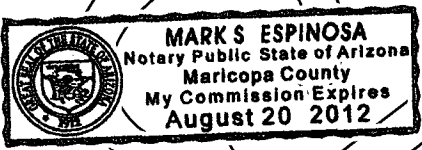
Aline Pomeroy  
Aline Pomeroy

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 28 day of December, 2010  
by Harold Pomeroy and Aline Pomeroy

Mark S. Espinosa  
Notary Public

My commission expires 8-20-2012



**EXHIBIT A**

Lot 158 ROBSON RANCH CASA GRANDE UNIT TWENTY THREE according to Cabinet F Slide 126 records of Pinal County Arizona

EXCEPTING THEREFROM all oil gas other hydrocarbon substances helium or other substances of a gaseous nature, coal metals minerals fossils fertilizer of every name and description together with all uranium thorium or any other material which is or may be determined by the laws of the United States or of this state or decisions court to be peculiarly essential to the production of fissionable materials, whether or not of commercial value and the exclusive right thereto or under the above described lands as set forth in the recorded patent recorded in Docket 959, page 393

EXCEPT all water oil gas minerals and rights thereto

**EXHIBIT "B"**

Grantee acknowledges that, in conjunction with Grantor's conveyance of the Property, Grantor is issuing a Home Builder's Limited Warranty to Grantee. The Home Builder's Limited Warranty is the only express warranty applicable to the purchase of the Property, and, to the extent permitted by applicable law, all other express or implied warranties have been, and hereby are, waived by Grantee. The Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date this deed is recorded and shall remain in effect with respect to the Property for such nine (9) year period. Properly interested parties may obtain a copy of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to the address set forth below.

Sun Lakes – Casa Grande Development, LLC  
9532 East Riggs Road  
Sun Lakes, Arizona 85248  
Attn: Legal Department

Buyer

Harold Pomeroy  
Harold Pomeroy

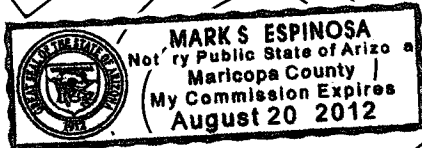
Aline Pomeroy  
Aline Pomeroy

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 28 day of December, 2010  
by Harold Pomeroy and Aline Pomeroy

Mark S. Espinosa  
Notary Public

My commission expires 8 20 2012



**EXHIBIT "C"**

**RECREATIONAL AMENITIES FEE ACKNOWLEDGEMENT**

- 1 In addition to the foregoing the subject property is being conveyed subject to the obligation of the property owner to pay a recreational amenities fee (the Amenities Fee ) of \$25 per month, as increased based on increases in the CPI as set forth below, to the Robson Ranch – CG Homeowners Association, Inc , an Arizona nonprofit corporation (the "Association"), until the date that is 40 years from the date this deed is recorded
- 2 The Amenities Fee shall be adjusted upward as of January 1 of each year (the Adjustment Date ), commencing January 1, 2007, to reflect changes in the Consumer Price Index for All Urban Consumers U S Cities Average All Items (the CPI ) published by the United States Department of Labor, Bureau of Labor Statistics (1982-1984 = 100) from October, 2005 to October of the year immediately prior to the adjustment Notwithstanding the foregoing, in no event shall the Amenities Fee be decreased on any Adjustment Date If at any time the CPI is no longer published or its manner of calculation is materially changed, Sun Lakes – Casa Grande Development LLC, a Delaware limited liability company ( Casa Grande Development ), may substitute such substitute index, reconciled to October 2005, as reasonably reflects changes in the purchasing power of the dollar
- 3 If at any time (a) the Association is dissolved or (b) the Association s obligation to pay Casa Grande Development a monthly fee in consideration for the conveyance of certain recreational amenities terminates for any reason, the Amenities Fee referenced above shall be paid directly to Casa Grande Development (or to such other entity as Casa Grande Development may designate from time to time), by the property owner

ACCEPTED AND APPROVED BY

Harold Pomeroy  
Harold Pomeroy

Aline Pomeroy  
Aline Pomeroy

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 28 day of December, 2010  
by Harold Pomeroy and Aline Pomeroy

Mark S. Espinosa  
Notary Public

My commission expires 8 20 2012



## AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**

Primary Parcel: 402 - 30 - 7510 -  
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:**

SUN LAKES - CASA GRANDE DEVELOPMENT, LLC  
9532 E. Riggs Road  
Sun Lakes AZ 85248

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

HAROLD POMEROY, ALINE POMEROY  
24 Monroe Rd  
Enfield CT 06082-5336

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

**4. ADDRESS OF PROPERTY:** 5292 N. Arrowhead Dr., Eloy, Arizona  
85231

**5. MAIL TAX BILL TO:**  
HAROLD POMEROY, ALINE POMEROY  
5292 N. Arrowhead Dr.  
Eloy AZ 85231

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

- |   |   |
|---|---|
| <input type="checkbox"/> Vacant Land                        | <input type="checkbox"/> Commercial or Industrial Use |
| <input checked="" type="checkbox"/> Single Family Residence | <input type="checkbox"/> Agricultural                 |
| <input type="checkbox"/> Condo or Townhouse                 | <input type="checkbox"/> Mobile or Manufactured Home  |
| <input type="checkbox"/> 2-4 Plex                           | <input type="checkbox"/> Other Use; Specify: _____    |
| <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:** \_\_\_\_\_

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.

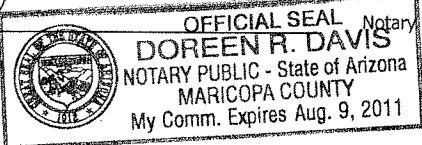
Signature of Seller/Agent \_\_\_\_\_

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 28 day of Dec 20 10

Notary Public Doreen R. Davis

Notary Expiration Date 8/9/2011



**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: 12/29/2010 0947**  
 (d) Fee/ Recording Number: \_\_\_\_\_ **FEE NUMBER: 2010-119830**  
**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):**

- |   |  |
|---|--|
| <input type="checkbox"/> Warranty Deed                    | <input type="checkbox"/> Contract or Agreement |
| <input checked="" type="checkbox"/> Special Warranty Deed | <input type="checkbox"/> Quit Claim Deed       |
| <input type="checkbox"/> Joint Tenancy Deed               | <input type="checkbox"/> Other:                |

**11. SALE PRICE \$ 297,328** **00**

**12. DATE OF SALE (Numeric Digits):** 07 / 10  
Month Year

(For example: 03/05 for March 2005)

**13. DOWN PAYMENT: \$ 297,328** **00**

**14. METHOD OF FINANCING**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Cash (100% of Sale Price) | <input type="checkbox"/> New loan(s) from financial institution: |
| <input type="checkbox"/> Exchange or trade                    | (1) <input type="checkbox"/> Conventional                        |
| <input type="checkbox"/> Assumption of existing loan(s)       | (2) <input type="checkbox"/> VA                                  |
| <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  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):**

BUYER AND SELLER AS SHOWN ABOVE

Phone ( ) \_\_\_\_\_

**18. LEGAL DESCRIPTION (attach copy, if necessary):**  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

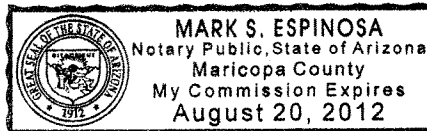
Signature of Buyer/Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28 day of Dec 20 10

Notary Public Mark S. Espinosa

Notary Expiration Date 8-20-2012



**EXHIBIT A**

Lot 158, ROBSON RANCH-CASA GRANDE UNIT TWENTY-THREE, according to Cabinet F, Slide 126, records of Pinal County, Arizona.

EXCEPTING THEREFROM all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, or under the above described lands, as set forth in the recorded patent recorded in Docket 959, page 393.

EXCEPT all water, oil, gas, minerals and rights thereto.