



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLLE

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
BB Prosper Properties LLP
PO-Box 2215
Minot, SD 58702

DATE/TIME: 05/26/2011 1236

FEE: \$15.00

PAGES: 4

FEE NUMBER: 2011-044153



MAY 23 2011

WARRANTY DEED

File No. **246-5387580 (JAF)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Orchard Terrace Estates LLC, a California limited liability company, the GRANTOR does hereby convey to

BB Prosper Properties LLP, a North Dakota, Limited Liability Partnership, the GRANTEE

the following described property situate in **Pinal** County, **Arizona**:

LOT 817 PECAN CREEK SOUTH UNIT 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 179.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

DATED: May 03, 2011

File No.: **246-5387580**
(JAF)
A.P.N.: **109-32-8170 5**

Warranty Deed - continued

Orchard Terrace Estates LLC, a California
limited liability company

By: 

Dana Howell

Authorized Signer

By: Ranchwood Homes Corp.

By: Dana Howell, Authorized Signor

RECEIVED

File No.: **246-5387580**
(JAF)
A.P.N.: **109-32-8170 5**

Warranty Deed - continued

STATE OF _____) SS.
County of _____)

This instrument was acknowledged and executed before me this _____ day of _____
20_____ by Dana Howell, who acknowledge to be the Authorized Signor of **Orchard Terrace
Estates LLC**, and that as such officer, being authorized so to do, signed
the name of the corporation as such officer.

WITNESS my hand and official seal.

Signature: _____

My Commission Expires: _____

This area for official notarial seal.

See Attached California All-Purpose Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Merced

On May 16, 2011 before me, Jennifer S. Goins, Notary Public,
Date Name of Officer

personally appeared Dana Howell

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jennifer S. Goins (Seal)
Signature of Notary Public



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: May 3, 2011 Number of Pages: _____

Signer(s) Other than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Dana Howell

- Individual
- Corporate Officer - Title: _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: Authorized Signer

Signer is Representing: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer - Title: _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 109-32-8170 5

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:
Orchard Terrace Estates LLC
923 E. Pacheco Blvd, Ste C
Los Banos, CA 93635

3. (a) BUYER'S NAME AND ADDRESS:
BB Prosper Properties LLP
PO Box 2215
Minot, SD 58702

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

4. ADDRESS OF PROPERTY:
1478 East Kelsi Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:
BB Prosper Properties LLP
PO Box 2215
Minot, SD 58702

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

(a) County of Recordation: PINAL COUNTY
 (b) Docket & Page Number: DATE/TIME: 05/26/2011 1236
 (c) Date of Recording: _____
 (d) Fee / Recording Number: FEE NUMBER: 2011-044153

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: 79,900.00 00
 12. DATE OF SALE (Numeric Digits): _____ 05-2011
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 79,900. 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
 d. Seller Loan (Carryback) (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:
 \$ 0.00 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
2125 East Warner Road, Suite 103
Tempe, AZ 85284
1246-5387580 (JAF) Phone (480)777-0614

18. LEGAL DESCRIPTION (attach copy if necessary):
LOT 817, OF PECAN CREEK SOUTH UNIT 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK G OF MAPS, PAGE 179.

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 _____ County of Maricopa
 Subscribed and sworn to before me on this 19 day of May 2011
 Notary Public: _____
 Notary Expiration Date: 8-4-13

Signature of Buyer/Agent: _____
 State of _____ County of Maricopa
 Subscribed and sworn to before me on this 19 day of May 2011
 Notary Public: _____
 Notary Expiration: 8-4-13



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