

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

WHEN RECORDED, RETURN TO:

James P. Glew
c/o Cavco Industries, Inc.
1001 N. Central Avenue, Suite 800
Phoenix, Arizona 85004

DATE/TIME: 08/22/2011 1421

FEE: \$15.00

PAGES: 4

FEE NUMBER: 2011-069377



STATE OF ARIZONA

COUNTY OF PINAL

§
§
§

SPECIAL WARRANTY DEED

PALM HARBOR HOMES, INC., a Florida corporation, (the "Grantor"), acting herein by and through its duly authorized representative, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by **PALM HARBOR VILLAGES, INC.**, a Delaware corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, bargain, sell and convey unto the Grantee, whose address is c/o Cavco Industries, Inc., 1001 North Central Avenue, Suite 800, Phoenix, Arizona 85004-1935 the land described on Exhibit A attached hereto and hereby made a part hereof (the "Land"), together with (i) all improvements situated on the Land (such improvements being herein called the "Improvements"), and (ii) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Land and the Improvements (the "Appurtenances") (such Land, Improvements and Appurtenances herein collectively called the "Property").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to the easements, restrictions and other matters filed of record in the Clerk's Office of Pinal County, Arizona, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property (collectively, the "Permitted Exceptions"), and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTOR IS SELLING THE PROPERTY HEREUNDER ON AN "AS IS, WHERE IS, WITH ALL FAULTS" BASIS, AND GRANTOR MAKES NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, AS TO THE PROPERTY, INCLUDING AS TO ITS PHYSICAL CONDITION, USABILITY, MERCHANTABILITY, PROFITABILITY OR FITNESS FOR ANY PURPOSE.

(Signature Page Follows)

IN TESTIMONY WHEREOF, this instrument is executed this 3rd day of June, 2011, to be effective upon delivery.

PALM HARBOR HOMES, INC., a
Florida corporation

By: *Brian E. Cejka*
Name: Brian E. Cejka
Title: Chief Restructuring Officer

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on June 3, 2011, by Brian E. Cejka, Chief Restructuring Officer for PALM HARBOR HOMES, INC., a Florida corporation, on behalf of said corporation.

[SEAL]



Marcia L. Robbins
Notary Public in and for
the State of TX
Printed Name: _____
My commission expires: _____

Exhibit A – Legal Description

EXHIBIT "A"

Legal Description of the Property

Tract 1:

Lot Three, Block One Hundred-One (1, Block 101) of CASA GRANDE WEST, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book-12 of Maps, page 41.

Also known as 10657 S. Thornton Road, Casa Grande, AZ 85193

Tract 2:

A parcel of land lying in and being a part of the Northwest quarter of the Northwest quarter of Section 18, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

PARCEL FOUR

Commencing at the Northwest corner of said Section 18, from whence the North quarter corner bears South 89 degrees 29 minutes 46 seconds East, a distance of 2558.49 feet, thence South 89 degrees 29 minutes 46 seconds East, a distance of 872.82 feet, thence South 00 degrees 06 minutes 33 seconds West, a distance of 523.16 feet to the TRUE POINT OF BEGINNING,

Thence continue South 00 degrees 06 minutes 33 seconds West, a distance of 157.72 feet; Thence North 89 degrees 29 minutes 46 seconds West, a distance of 345.24 feet; Thence North 00 degrees 06 minutes 33 seconds East, a distance of 157.72 feet; Thence South 89 degrees 29 minutes 46 seconds East, a distance of 345.24 to the TRUE POINT OF BEGINNING.

Contains in all 1.25 Acres more or less.

Also known as 6689 S. Sundial Street, Casa Grande, AZ 85193

Tract 3:

PARCEL NO. 1

Parcel 1 of Record of Survey, recorded in Book 8 of Surveys, page 144, being a portion of the Northwest quarter of Section 18, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 18;

THENCE South 89 degrees 29 minutes 46 seconds East along the North line of said Section 18, a distance of 872.82 feet;

THENCE South 0 degrees 06 minutes 33 seconds West, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

THENCE continue South 0 degrees 06 minutes 33 seconds West, a distance of 630.872 feet;

THENCE North 89 degrees 29 minutes 46 seconds West, parallel to the North line of said Section 18, a distance of 345.24 feet;

THENCE North 0 degrees 06 minutes 33 seconds East, a distance of 630.872 feet;

THENCE South 89 degrees 29 minutes 46 seconds East, parallel to the North line of said Section 18, a distance of 345.24 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A 30 foot easement for ingress, egress and utilities located over a portion of USGLO Lot 1 of Section 18, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, said easement being located over the West 30 feet of the following described parcel:

BEGINNING at the Northwest corner of said Section 18;

THENCE South 89 degrees 29 minutes 46 seconds East along the North line of said Section 18, a distance of 872.82 feet;

THENCE South 0 degrees 06 minutes 33 seconds West, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

THENCE continue South 0 degrees 06 minutes 33 seconds West, a distance of 1261.33 feet;

THENCE North 89 degrees 38 minutes 21 seconds West, a distance of 345.23 feet;

THENCE North 0 degrees 06 minutes 33 seconds East, a distance of 1262.20 feet to a point of 50.00 feet Southerly from the North line of USGLO Lot 1;

THENCE South 89 degrees 29 minutes 46 seconds East, parallel with Said North line of said Section 18, a distance of 345.24 feet to the TRUE POINT OF BEGINNING.

Also known as 26821 W. Paradise Palms, Casa Grande, AZ 85193

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):

Primary Parcel: 511-39-0490

☐ 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) 511-34-011

(3)

(2) 503-52-281

(4)

2. SELLER'S NAME AND ADDRESS:

Palm Harbor Homes, Inc.

15305 Dallas Parkway, Suite 700

Addison, TX 75001-4600

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

Palm Harbor Villages, Inc.

1001 N. Central Ave., 8th Floor

Phoenix, AZ 85004

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

4. ADDRESS OF PROPERTY: (1) 10657 S. Thornton Road
(2) 6689 S. Sundial Street, (3) 26821 W. Paradise Palms, Casa Grande,
Pinal County, AZ.

5. MAIL TAX BILL TO:

Palm Harbor Villages, Inc.

1001 N. Central Ave., 8th Floor

Phoenix, AZ 85004

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

☐ 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

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

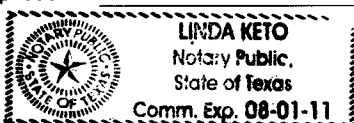
State of TEXAS County of DALLAS

Subscribed and sworn to before me on this

3RD day of JUNE, 2011

Notary Linda Keto

Notary Expiration



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

- (a) County of Recordation: PINAL COUNTY
(b) Docket & Page Number:
(c) Date of Recording: DATE/TIME: 08/22/2011 1421
(d) Fee / Recording Number: FEE NUMBER: 2011-069377

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: 87,950 00

12. DATE OF SALE (Numeric Digits): 03/11

Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 0 00

14. METHOD OF FINANCING: e ☐ New loan(s) from

Financial institution:

- a ☒ Cash (**100% of Sale Price**) (1) ☐ Conventional
b ☒ Exchange or trade (2) ☐ VA
c ☒ Assumption of existing loan(s) (3) ☐ FHA
d ☒ Seller Loan (Carryback) 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:

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):

Vicky Pogue Gunning

Locke Lord Bissell & Liddell LLP

2200 Ross Avenue, Suite 2200, Dallas, Texas 75201

() Phone 214-740-8638

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached

Signature of Buyer/Agent

State of ARIZONA

Subscribed and sworn to before me on this

22nd day of August

Notary Public

Notary Expiration Date

Reproduction by First American Title Insurance 05/2003



NYCOAL BROWN

Notary Public - State of Arizona

MARICOPA COUNTY

My Commission Expires July 31, 2011

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