

## WHEN RECORDED RETURN TO:

Richard Q. Nye  
4201 N. 24<sup>th</sup> St.  
Suite 100  
Phoenix, AZ 85016

DATE/TIME: 08/26/2011 0949

FEE: \$15.00

PAGES: 3

FEE NUMBER: 2011-070626



## SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SARATOGA MEADOW INCORPORATED**, an Arizona corporation ("*Grantor*"), hereby grants, sells and conveys to **MELCOR DEVELOPMENTS ARIZONA, INC.**, an Arizona limited liability company ("*Grantee*"), the real property located in Pinal County, Arizona and described on Exhibit "1"-attached hereto and incorporated herein by this reference, together with all of Grantor's right, title and interest in (i) all buildings, structures and improvements located thereon, including, without limitation, all irrigation ditches, gates, valves, pumps, tanks, and wells; (ii) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights; (iii) all oil, gas, and mineral rights not previously reserved; (iv) all plans, specifications, plats, assessments, agreements, reports, studies, and surveys relating to the real property or improvements located thereon, and all warranties applicable thereto; (v) any rights of Grantor to any adjoining strips, gaps or gores of property and any land lying within the bed of any adjoining street, highway, or waterway; (vi) all zoning and development rights affecting the real property, including, without limitation, all Grantor's rights in and under any deed restrictions, property owner's associations or master plan affecting the real property; and (vii) any other rights or privileges appurtenant to such real property or used in connection therewith (collectively, the "*Property*");

SUBJECT TO current taxes and assessments not yet delinquent, reservations in patents, easements, rights of way, and all covenants, conditions, and restrictions as may appear of record.

Grantor binds itself and its successors, heirs, legatees and personal representatives to warrant and defend title to the Property as against the acts of Grantor and none other, subject only to the matters set forth above.

DATED as of the 23<sup>rd</sup> day of August, 2011.

**SARATOGA MEADOW INCORPORATED,**  
an Arizona corporation

By [Signature]  
Printed Name Slobodan Galeb  
Title President

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara

On 8/23/11

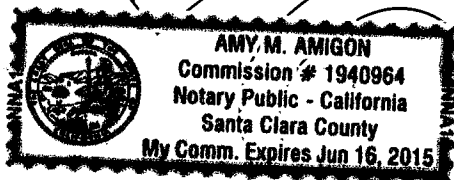
Date

before me, Amy M. Amigon

Here Insert Name and Title of the Officer

personally appeared Slobodan Galeb

Name(s) of Signer(s)



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.

Signature: Amy M. Amigon

Signature of Notary Public

Place Notary Seal Above

## 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: Special Warranty Deed - Saratoga Meadows

Document Date: 8/23/11

Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

**EXHIBIT "A"**

Lot 1 through 83, inclusive, of SAN TAN HEIGHTS PARCEL C-7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 17 and thereafter Certificate of Correction recorded as 2006-106968, of Official Records.

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 516-01-1050, etal  
 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? 82

Please list the additional parcels below (no more than four):

516-01-106; 516-01-107; 516-01-108; 516-01-109

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

(a) County of Recordation: PINAL COUNTY  
 (b) Docket & Page Number: DATE/TIME: 08/26/2011 0949  
 (c) Date of Recording: FEE NUMBER: 2011-070626  
 (d) Fee / Recording Number: \_\_\_\_\_

### 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: \$1,660,000.00

12. DATE OF SALE (Numeric Digits): 07 / 11  
 Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: 1,660,000.00

## 14. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price)  
 b. ☐ Exchange or trade  
 c. ☐ Assumption of existing loan(s)  
 d. ☐ Seller Loan (Carryback)  
 e. ☐ New loan(s) from financial institution:  
 (1) ☐ Conventional  
 (2) ☐ VA  
 (3) ☐ FHA  
 f. ☐ Other financing; Specify: \_\_\_\_\_

## 15. PERSONAL PROPERTY (see second page 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: \_\_\_\_\_

## 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

THOMAS TITLE & ESCROW, LLC (ESCROW: 103501)  
16435 N. Scottsdale Rd., Ste. 405, Scottsdale, AZ 85254  
Phone (480) 222-1116

## 18. LEGAL DESCRIPTION (attach copy if necessary):

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

## 2. SELLER'S NAME AND ADDRESS:

Saratoga Meadow Incorporated, an Arizona corporation  
12340 South Saratoga-Sunnyvale Road  
Saratoga, CA 95070

## 3. BUYER'S NAME AND ADDRESS:

Melcor Developments Arizona, Inc., an Arizona corporation  
900, 10310 Jasper Avenue  
Edmonton, Alberta T5J 1Y8 Canada

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: \_\_\_\_\_

## 4. ADDRESS OF PROPERTY:

Vacant Land  
, AZ

## 5. MAIL TAX BILL TO:

Buyer as referenced in no. 3 above.

## 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 second page 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 Arizona County of Maricopa

Subscribed and sworn to before me on this 25th day of August 2011

Notary Public [Signature]

Notary Expiration Date 5/9/14

Signature of Buyer/Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 25th day of August 2011

Notary Public [Signature]

Notary Expiration Date 5/9/14



NOTARY PUBLIC  
 STATE OF ARIZONA  
 Maricopa County  
**REBECCA DAMIAN**  
 My Commission Expires 05/09/14



NOTARY PUBLIC  
 STATE OF ARIZONA  
 Maricopa County  
**REBECCA DAMIAN**  
 My Commission Expires 05/09/14

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Unofficial