



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

HKB HOLDINGS LLC
842 E SAN ANGELO AVE
GILBERT, AZ 85234

DATE/TIME: 09/02/2011 0907

FEE: \$15.00

PAGES: 3

FEE NUMBER: 2011-072903



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

TCBB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

do/does hereby convey to

HKB HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

the following real property situated in Pinal County, ARIZONA:

LOT 21, CAMBRIA PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET D, SLIDE 63

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances,
liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated 08/22/2011

SELLERS:

TCBB, LLC


BY: DOUGLAS BRETT BREWER, MEMBER


BY: THOMAS V CALDWELL, MEMBER

State of ARIZONA
County of Maricopa

}ss:

On 8/24/2011, before me,
The Undersigned

a Notary Public in and for said County and State, personally
appeared TCBB, LLC, AN ARIZONA LIMITED LIABILITY
COMPANY, BY: DOUGLAS BRETT BREWER, MEMBER
AND THOMAS V CALDWELL, 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 Dee Lynn Davis

FOR NOTARY SEAL OR
STAMP



OFFICIAL

COURTESY
RECORDING INSTRUCTIONS

** This page should be attached to the document(s) being sent to record. **

The undersigned hereby requests that Magnus Title Agency record at its convenience as a courtesy, the following documents:

WARRANTY DEED & AOV

The undersigned acknowledges and understands that:

- a. This document(s) has not been prepared by Magnus Title Agency in connection with any escrow which it is administering or otherwise;
- b. Magnus Title Agency is acting at the request of the undersigned, without compensation of any nature, solely to act in the capacity of a messenger to deliver said document(s) to the office of the County Recorder for recording;
- c. Magnus Title Agency has not performed any title search or examination, nor has it verified the correctness of any legal description pertinent to said document(s); and
- d. Magnus Title Agency has not examined the contents, signature(s) or notarization of said document(s) for accuracy, legal compliance or correctness of purpose.

Further, the undersigned hereby holds harmless and agrees to indemnify Magnus Title Agency from and against any and all liability and responsibility and expense of whatever nature involved in connection with any aspect of the preparation, content, legal efficacy, execution or notarization of said document(s), whether furnished to the undersigned as a blank form or not, or in connection with its timely recording, and regardless of whether it is ever recorded or not, for any reason, including the loss or misplacing of said document(s) by an employee or agent of Magnus Title Agency or anyone else.

Recording fees in the amount of \$12.00 are attached. All checks MUST BE payable to the Recorder of the County in which the property is situated.

Date: August 22, 2011

Signature(s) of requesting Party:

[Signature]
TCBB, LLC

[Signature]
TCBB, LLC

Address of Requesting Party:

3303 E. BASELINE RD #4-108

Address

GILBERT, AZ 85234

City, State, Zip Code

[REDACTED]

Phone Number

Magnus Title Agency forwarding document to the recording desk:

Office/Branch: 9500 E. Ironwood Square Drive, Suite 125, Scottsdale, AZ 85258

Branch Phone No.: (480) 748-2100

Employee's Name: Myra Eason / Myra Eason

AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s) Primary Parcel: <u>109-51-021</u> BOOK MAP PARCEL SPLIT LETTER Does this sale include any parcels that are being split / divided? Check one: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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) _____</p>	<p>9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank (a) County of Recordation: PINAL COUNTY (b) Docket & Page Number: DATE/TIME: 09/02/2011 0907 (c) Date of Recording: FEE NUMBER: 2011-072903 (d) Fee / Recording Number: _____ Validation Codes: (e) ASSESSOR _____ (f) DOR _____</p> <hr/> <p align="center">ASSESSOR'S USE ONLY</p> Verify Primary Parcel in Item 1: _____ Use Code: _____ Full Cash Value: \$ _____
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2. SELLER'S NAME AND ADDRESS:
TCBB, LLC
3303 E BASELINE RD #4-207 GILBERT, AZ 85234,

3. (a) BUYER'S NAME AND ADDRESS:
HKB HOLDINGS, LLC
842 E SAN ANGELO AVE GILBERT, AZ 85234

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

4. ADDRESS OF PROPERTY:
40405 N BRUMANA ST SAN TAN VALLEY, AZ 85140

5. MAIL TAX BILL TO:
HKB HOLINGS LLC
842 E SAN ANGELO AVE GILBERT, AZ 8534

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: \$ 50,401.00

12. DATE OF SALE (Numeric Digits): MARCH 24 / 2011
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 50,401.00

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: _____

6. PROPERTY TYPE (for Primary Parcel): (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 To be rented to someone or "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.

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: _____

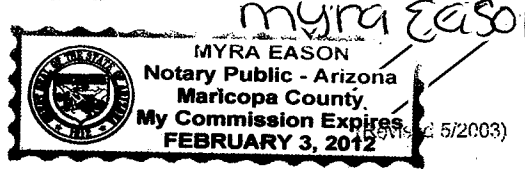
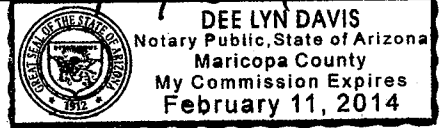
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
TCBB LLC
3303 E. BASELINE RD #4-207 GILBERT, AZ 85234
 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary)
SEE ATTACHED "LEGAL DESCRIPTION"

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 this 24 day of August, 2011
 Notary Public: Dee Lynn Davis
 Notary Expiration Date: 2/11/2014

Signature of Buyer/Agent: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 24 day of Aug, 2011
 Notary Public: _____
 Notary Expiration Date: _____



LEGAL DESCRIPTION

LOT 21, CAMBRIA PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET D, SLIDE 63

Howe's